



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1931

Barrow Hill Farm, Barrow Hill, Henfield, West Sussex, BN5 9DN

DESCRIPTION:

Erection of a two-storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/20/1423	Erection of a fence along the perimeter of the boundary.	Application	Refused	on
		24.03.2021		
DC/21/1958	Erection of a 1.5m tall green PVC coated chain link fence, with green powder coated iron fence posts (4cm wide, at 3m intervals) along the boundary perimeter.	Application	Permitted	on
		01.02.2022		
DC/25/1932	Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Listed Building Consent).	Pending Consideration		

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031

Policy 12 – Design standards for new development

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:

Henfield Parish Design Statement Supplementary Planning Document – December 2008

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

Ecology: No ecological objection subject to attached conditions.

Conservation Officer: No objection.

Newt Officer: It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping the following informative should be attached to planning consent.

Arboricultural Officer: No significant arboricultural concerns.

Archaeology Officer: A programme of archaeological monitoring and recording during construction to be secured by a planning condition

Parish Comments:

Henfield Parish Council raised no objection.

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area,

and ensuring that development in conservation areas is consistent with the special character of those areas.

Policy 12 of the Henfield Neighbourhood Plan states that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement.

The proposal seeks planning permission for the erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof.

The proposal would be replace a single storey lean-to with two storey gable face extension. The proposal would be of a contemporary design with the use of high-quality detailing and complementary materials. Whilst the proposal would introduce new gable ends to the host dwelling, these would be of an appropriate form that would integrate well with the main dwelling.

Overall, it is considered that the proposal would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Heritage impact

Policy 34 of the HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

The submitted Heritage Statement categorises the farmhouse into distinct chronological phases. The "core" significance is attributed to Periods A2, B, and C. The proposed internal alterations have been specifically designed to avoid these high-significance zones, focusing instead on the later, more modern additions (Periods D-F).

Where internal changes are proposed—most notably the new first-floor en-suite—the impact is mitigated by the proposed method of installation. By utilizing a curved wall design, the intervention avoids direct contact with the primary historic timber frame. The Conservation Officer has requested detailed section drawings to ensure that the routing of drainage and the fixings for sanitary ware do not result in the "notching" or removal of historic floor joists or wall plates.

The proposed single-storey rear extension is historically justified by its location. Evidence suggests this area once housed a "Period A1" structure that was lost to time. The proposal essentially "completes" the rear elevation in a way that respects the original building's evolution.

Rather than attempting a pastiche reconstruction of the lost A1 element, the design employs a contemporary architectural language. This ensures a "legible" history, where the new addition is clearly distinguishable from the original 17th and 18th-century fabric. This approach is consistent with Historic England's guidance on making changes to heritage assets, which encourages additions that do not obscure the understanding of the original building's form.

The external impact is considered minimal due to the extension's scale and positioning. It remains subservient to the principal building, with a roofline that does not compete with the primary gables. The

use of high-quality traditional materials (enforced via condition LB05 for cast iron/aluminium rainwater goods) ensures that the new element integrates with the material palette of the Farmhouse.

Furthermore, the inclusion of metal-framed flush roof lights avoids the "bulky" profile of modern uPVC alternatives, preserving the clean lines of the roof slope when viewed from within the farmstead. While the wider farmstead setting has been encroached upon by modern fencing, this proposal does not further erode the relationship between the farmhouse and its remaining outbuildings.

Overall, proposal is considered to result in no harm to the significance of the heritage asset. It successfully balances the requirement for modern living standards with the preservation of the building's most significant architectural features. The works comply with the requirements of HDPF Policy 34 and the overarching conservation aims of the NPPF.

Ecological impact

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

Following consultation with the Council's Ecologist, it is considered that there is sufficient ecological information available to support determination of this application. The mitigation measures identified in the Bat Emergence Survey Report (Sylvatica Ecology Ltd., May 2025) and Preliminary Ecological Appraisal (Ecology & Habitat Management Ltd., February 2025) would be secured by a planning condition requiring the measures to be implemented in full. Also, the finalised reasonable biodiversity enhancement measures would need to be outlined within a separate Biodiversity Enhancement Layout which would be secured by a planning condition. Any external light would need to adhere to wildlife sensitive lighting design scheme based on Guidance Note: 08/23 (Institute of Lighting Professionals).

Arboricultural impact

Policy 26 seeks to maintain that development in the countryside protect, conserve and enhance the key features and characteristics of the landscape character area in which it is located including the pattern of woodlands, fields, hedgerows, trees, waterbodies and other features.

The application is accompanied by a Tree Survey and an Arboricultural Impact Assessment in respect to the potential impact on adjacent trees of public amenity value.

Following consultation with the Council's Arboricultural Officer, it is considered that the submitted tree survey and AIA is a fair assessment of species, size and position of trees present on and adjacent to the site that may foreseeably be either directly or indirectly impacted upon by the proposed development.

All of the trees and hedges in close proximity to the dwelling/are of foreseeable development process are of ornamental/domestic scale and do not pose a significant constraint on development of the property. Therefore, there are no significant arboricultural concerns.

Archaeological impact

Policy 34 of the HDPF seeks to ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

The proposed development at Barrow Hill Farmhouse is situated within Archaeological Notification Area DWS8974, reflecting its status as a high-value medieval farmstead. An Archaeological Interpretive Study has identified that the application site sits directly atop the projected footprint of a "missing" Period A1 east-west range, which predates the surviving 15th-century hall house. Ground-breaking

works for the extension, including footing excavations and level reductions, present a high probability of encountering significant non-designated heritage assets such as original medieval foundations, buried floor surfaces, or occupation deposits. As these archaeological remains are fragile and finite, their disturbance would result in the loss of currently unrecorded data regarding the earliest development phases of the farmstead.

To mitigate the impact of the development and satisfy the requirements of HDPF Policy 34 and NPPF Paragraph 201, a programme of archaeological monitoring and recording (a "Watching Brief") is required. This ensures that any heritage assets encountered during construction are professionally identified and planned, allowing for the preservation of the site's history "by record." This work will be secured via a pre-commencement condition requiring a Written Scheme of Investigation (WSI) to be approved by the Local Planning Authority. Through this controlled monitoring, the proposal is considered acceptable as it ensures that the archaeological significance of the site is adequately documented before any unavoidable destruction occurs during the construction process.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
i) new and replacement windows and external doors.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

- ii) Roof details including sections through:

- roof ridge including fixed glazing.
- valleys
- eaves
- verges
- lead flat roof perimeters

- iii) Internal elevation and section drawings showing wall and ceiling junctions between new ensuite and existing chimney breast, walls and ceiling including positions of exposed timber frame.

- b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.
- c) Specification of new brickwork, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.
- d) Samples or specifications of external materials and surface finishes.

- e) Schedule and annotated plan showing the full extent of alteration work to the existing windows.
- f) Specification and/or drawings fully describing method of removal of unauthorised foam insulation including method to protect surviving wattle and daub panels and smoke blackening of timbers.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-commencement Condition:** No development shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 6 **Pre-commencement Condition:** Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
 - c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

- 7 **Pre-commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal & Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, July 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 8 **Pre-occupation Condition:** A "lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 9 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Results (Arborweald Environmental Planning Consultancy, August 2025) and Preliminary Ecological Appraisal & Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles and mobile protected and Priority species in the Preliminary Ecological Appraisal & Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, July 2025), which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 10 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Tree Survey and Arboricultural Impact Assessment (Inco Surveys Topographic Survey and Arboricultural Implications Assessment, Reference J66.92 dated 24th June 2025).

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1931

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Arboricultural Implications Assessment	J66.92	24.11.2025
Supporting Statement	Heritage Impact	ASL 358B-25 REV A	24.11.2025
Supporting Docs	Archaeological Interpretive Study	ASL 358-25	24.11.2025
Supporting Docs	Preliminary Ecological Appraisal & Roost Assessment	DKS/1534.1	24.11.2025
Supporting Docs	Bat Emergence Survey Results	DKS/1534.1.1	24.11.2025
Location & Block plan		PL.01	24.11.2025
Section plan	Proposed	PL.21	24.11.2025
Elevation & Floor plan	Proposed	PL.20 REV A	22.12.2025
Design & Access Statement		NONE	24.11.2025
Plans	Topographic Survey	S24885	24.11.2025
Elevation plan	Existing	NONE	09.12.2025
Floor plan	Existing	NONE	09.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 22.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.02.2026