Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0117
Wineham Place, The Lodge, Wineham Lane, Wineham, West Sussex, BN5 9AZ

DESCRIPTION:
Replacement dwelling together with a new garage and conversion of the existing Lodge into additional garage and workshop.

RELEVANT PLANNING HISTORY:

DC/20/0079	Demolition of existing lodge and erection of a two storey dwelling with car port and associated parking	Application Permitted on 24.03.2020

DESCRIPTION OF THE SITE
The site comprises a detached bungalow dwelling, known as The Lodge and is located within the curtilage of Wineham Place outside of the built-up area of Cowfold. It is located on the south-western corner of a 78-ha estate, adjacent to the main access off Wineham Lane. The Lodge is set within its own curtilage on the edge of the Estate grounds.

DESCRIPTION OF THE APPLICATION
The application seeks full planning permission for the erection of a replacement two-storey dwelling, construction of a new detached garage, and the conversion of the existing single-storey dwelling (The Lodge) into a garage and workshop.

The proposed replacement dwelling would occupy a new position further west within the site compared to the previously approved scheme under DC/20/0079. The new building would comprise a formal, symmetrical two-storey design with rendered elevations, classical-style proportions, and a central entrance framed by columns. The design contrasts with the more modest, chalet-style dwelling previously permitted.

The proposed dwelling would include four bedrooms at first floor level, with living accommodation at ground floor, and would be served by a newly engineered access route from Kent Street, as well as hardstanding for vehicle turning and parking. A separate single-storey double garage is proposed to the south of the main house. The existing Lodge building, formerly approved for demolition, is now proposed to be retained and repurposed as an ancillary domestic outbuilding, to be used as a garage and workshop.

The site is located within the countryside outside of the defined built-up area boundary of Cowfold, within the wider curtilage of Wineham Place – a large residential estate extending to approximately 78 hectares. The Lodge is situated near the south-western corner of the estate and benefits from screening along Wineham Lane, including several mature trees.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Shermanbury and Wineham Neighbourhood Plan:
Policy 5- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:
INTERNAL CONSULTATIONS
HDC Arboricultural officer: Objection - While the presence of an informal access is acknowledged, the proposed engineered access and driveway raise concerns due to their potential impact on adjacent mature trees, which contribute significantly to the rural character and visual amenity of the site. The lack of detailed construction methodology prevents a proper assessment of the likely effects on tree root systems, particularly those near the access and along the eastern boundary.

Without a Tree Survey, Arboricultural Impact Assessment (AIA), and Arboricultural Method Statement (AMS) in line with BS 5837:2012, the proposal risks long-term harm to these trees, potentially leading to their decline or loss. The absence of this information is considered unsatisfactory, and the development as proposed could undermine the landscape character and ecological value of the area.

OUTSIDE AGENCIES
WSCC Highway Authority: No Objection - the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Nature Space Consultant: (Original Comments) Objection. The applicant has submitted an Ecological Appraisal as part of their planning application. This report concludes that there is high potential of great crested newts within the landscape, and that given the known presence of great crested newts in the local area, the most appropriate route for the site would be to get a licence to undertake works. The report recommends using Horsham Council's District Licence scheme, to access this the applicant will need to make an enquiry via NatureSpace and a NatureSpace report or certificate be submitted to

planning prior to determination, this route offers certainty through planning. Alternatively, the applicant can obtain a European Protected Species Licence via Natural England, should they choose to use this route a mitigation plan must be submitted to planning a licence sought after determination.

(Re-consultation)**:** No Objection - The submitted document (License) has been confirmed as correct. The impact map is conditioned. All relevant conditions and informative for the development can be found on page 2 of the certificate. These must be copied verbatim into the decision notice if the application is approved.

Natural England: No Objection - concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Southern Water: Comment - Southern Water has reviewed the application and provided the following comments:

- Tree Planting: Restrictions apply to planting near public sewers, rising mains, and water mains. Landscaping proposals must comply with Southern Water's guidance on tree planting near underground infrastructure. A pre-commencement condition is requested, requiring the developer to consult with Southern Water on any landscaping near public apparatus.

- Wastewater Disposal: The applicant must consult the Environment Agency regarding the use of a private wastewater treatment plant that discharges to sub-soil irrigation.

- Soakaways: Building Control should assess the adequacy of proposed soakaways. No soakaways or surface water features (e.g. swales, ponds) should be located within 5 metres of public or adoptable sewers, rising mains, or water mains.

Representations:
None Received

Parish Comments:
Shermanbury and Wineham Parish Council: No Objection

Member Comments:
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

Principle of Development:

The application proposes the erection of a replacement dwelling and associated outbuildings at The Lodge, Wineham Lane, outside the defined built-up area boundary, within the countryside. Policy 28 of the Horsham District Planning Framework (the HDPF) supports the replacement of dwellings in such

locations where the new dwelling is not disproportionate to the existing, fits within the residential curtilage, and where the original dwelling is not derelict.

The principle of a replacement dwelling on the site has previously been accepted through permission DC/20/0079. The current proposal would not result in a net gain of housing on the site, with the existing dwelling indicated as becoming an ancillary building to the proposed replacement dwelling. In principle this would accord with Policy 28, subject to detailed considerations in respect of the remainder of this policy.

Design and Appearance:

Policy 28(2) of the HDPF requires that replacement dwellings in the countryside must not be disproportionate in scale to the building they replace. Furthermore, Policies 32 and 33 of the HDPF require that proposals reflect the character of their surroundings and maintain local distinctiveness. Additionally, Policy 5 of the Shermanbury and Wineham Neighbourhood Plan states development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

The previously approved dwelling under permission DC/20/0079 was modest in height and bulk, featuring a traditional half-hipped roof and modest footprint. In contrast, the current proposal introduces a two-storey dwelling of greater proportions, massing and overall bulk, with an architectural style that is more formal and urban than the established rural character of Wineham. The design proposed by this current application represents a significant departure from both the previously approved scheme and the local vernacular. The scale and style of the proposal is considered unsympathetic to the site's countryside setting and would be disproportionate to the existing dwelling on the site, which would be retained as an ancillary outbuilding.

It is considered that a combination of these factors is such that the proposal would represent an incongruous and dominant form that is not characteristic of the surrounding rural locality. The proposal therefore fails to respect the character and scale of the original building and immediate countryside setting, contrary to the Policies 28, 32 and 33 of the HDPF.

Trees and Landscaping:

Policy 25 of the HDPF seeks to protect, conserve, and enhance the natural environment and landscape character. It places particular emphasis on retaining features that contribute to the visual and ecological quality of the area, such as mature trees and hedgerows. Development should be sensitively integrated into the landscape and avoid harm to key natural features. In addition, paragraph 131 of the National Planning Policy Framework (NPPF, 2024) highlights the importance of trees in contributing to the character and quality of both urban and rural environments. It advises that planning decisions should ensure the retention of existing trees wherever possible and that appropriate arboricultural assessments are used to inform development proposals.

The application site is located in a rural countryside setting along Wineham Lane and is bordered by several mature trees that contribute significantly to the area's landscape character and visual amenity. While the presence of an informal access is acknowledged, the proposed works to create a formal engineered access and driveway raise concerns regarding the potential impact on these adjacent trees. The introduction of hard landscaping and construction activities in close proximity to tree root zones, particularly those near the access and along the eastern boundary of the site, could compromise the health and long-term viability of these trees. This is especially concerning given the absence of any Arboricultural Impact Assessment (AIA), Tree Survey, or Root Protection Area (RPA) details.

The Council's Arboricultural Officer has objected to the proposal, noting that without a Tree Survey, AIA, and Arboricultural Method Statement (AMS) prepared in accordance with BS 5837:2012 the trees in relation to design, demolition and construction the impact of the works on the trees cannot be properly assessed. The lack of detailed construction methodology is considered unsatisfactory and raises the risk of long-term harm to trees that collectively contribute to the character and ecological value of the site. As such, the proposal fails to demonstrate that it would avoid unacceptable harm to

important landscape features and is therefore considered contrary to Policy 25 of the HDPF and paragraph 131 of the NPPF.

Residential Amenity:

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

There are no immediate neighbouring residential properties within close proximity that would be adversely affected by the proposal in terms of overlooking, overbearing or noise impacts. The proposal is therefore considered acceptable in terms of residential amenity and would comply with Policy 33 in this respect.

Highways Impacts:

Policies 40 and 41 of the HDPF require that development provides safe and suitable access for all users, does not result in adverse highway impacts, and includes adequate parking provision.

The application proposes a replacement dwelling with a new garage and the conversion of an existing lodge into a garage and workshop. The site is accessed via two existing points—one from Kent Street and another from Wineham Lane. The development is not expected to materially intensify the use of these access points. The Kent Street access would be formalised with a vehicle crossover, which can be implemented under licence from WSCC.

Collision data from the past five years shows no recorded injury accidents near the site, indicating no existing safety concerns. The plans also demonstrate adequate on-site parking, turning space, and provision for cycle storage.

The Local Highway Authority (LHA) concludes that the proposal would not result in an unacceptable impact on highway safety or cause severe cumulative impacts on the road network. There are considered to be no reasons to take a different view, and there are no transport related concerns in respect of the proposal.

Ecology:

Policy 31 of the Horsham District Planning Framework (HDPF) seeks to safeguard and enhance biodiversity, protect existing ecological networks and habitats, and ensure that development avoids harm to protected species and irreplaceable habitats such as ancient woodland. This is supported by paragraphs 187 and 188 of the National Planning Policy Framework (NPPF, 2024), which emphasise the need to protect biodiversity, secure net gains, and minimise the impacts of development on the natural environment.

The applicant has submitted an Ecological Appraisal which identifies a high potential for great crested newts within the surrounding landscape. Given the known presence of this protected species in the local area, the report recommends that the most appropriate route would be to obtain a licence to undertake works. The NatureSpace Consultant initially issued a holding objection, advising that the applicant should either engage with Horsham District Council's District Licence scheme via NatureSpace or apply for a European Protected Species Licence through Natural England. In either case, appropriate documentation—such as a NatureSpace report or mitigation plan—must be submitted to planning to ensure compliance and certainty through the planning process.

Following re-consultation, the NatureSpace Officer confirmed that the submitted licence document is correct. The applicant has obtained a District Licence under Organisational Licence NSP1002HDC, and all works on site are to be carried out in accordance with this licence or a relevant Further Licence. The associated Impact Plan, dated 10th July 2025, has been referenced in the application and is conditioned accordingly. All relevant conditions and informative are set out on page 2 of the certificate and must be copied verbatim into the decision notice should the application be approved.

The development is therefore considered to comply with Policy 31 of the HDPF and the relevant provisions of the NPPF, subject to adherence to the licensing requirements and conditions outlined by NatureSpace.

Water Neutrality:

The site lies within the Sussex North Water Supply Zone (WSZ), which draws its water supply from a groundwater abstraction at Hardham. Natural England's position remains that it cannot be concluded with certainty that such abstraction is not having an adverse impact on the integrity of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar sites. In accordance with the Habitats Regulations, all new development within the WSZ that increases water demand must demonstrate water neutrality.

In this instance, the applicant has submitted a Water Neutrality Statement prepared by H2Ogeo, which models baseline consumption for the existing two-bedroom lodge and forecasts consumption for the proposed four-bedroom dwelling. The proposal incorporates mitigation through the use of Performance Level 3 (PL3) water-efficient fixtures and a Hydraloop 300 greywater recycling system, reducing projected water use to 217.07 litres/day, below the existing baseline of 231.24 litres/day.

The Council has undertaken an Appropriate Assessment (AA) in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) and, in consultation with Natural England, concluded that subject to appropriate conditions securing the installation and retention of the mitigation measures, the development would not result in an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar site.

As such, the development is considered water neutral and complies with the requirements of Policy 31 of the Horsham District Planning Framework (2015), paragraphs 179 and 180 of the NPPF (2024), and relevant obligations under the Habitats Regulations.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

It has not been possible to confirm whether the proposed development is exempt from the requirement to achieve a minimum 10% BNG. While any planning permission would be subject to the BNG condition this matter would need to be resolved were the application to be approved.

Conclusions:

For the reasons set out in this report, it is recommended that planning permission be refused.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed replacement dwelling, by virtue of its full two-storey scale, increased massing, represents a significant departure from the approved scheme under DC/20/0079, which comprised a modest, one-and-a-half storey chalet-style dwelling considered proportionate to the original bungalow. The revised design results in a building that is substantially larger than the existing dwelling and introduces an incongruous and dominant form that is not characteristic of the surrounding rural locality. The proposal therefore represents a disproportionate replacement that fails to respect the character and scale of the original building and immediate countryside setting, contrary to the requirements of Policies 28, 32 and 33 of the Horsham District Planning Framework (2015) and the NPPF.

2. The proposed development lies in close proximity to a number of mature trees that make a significant contribution to the rural character of the site and the approach along Wineham Lane. No Arboricultural Impact Assessment or Tree Survey, including Root Protection Area (RPA) plans, has been submitted in support of the application. In the absence of this information, it has not been demonstrated that the proposal could be undertaken without resulting in harm to existing trees either through direct impact or through encroachment into RPAs during construction or landscaping works. The lack of this detail conflicts with Policies 25 and 33 of the Horsham District Planning Framework (2015) and the NPPF.

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/25/0117

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.02.2025
Design & Access Statement		NONE	24.01.2025
Floor plan	Proposed	2406/002	24.01.2025
Roof plan	Proposed	2406/003	24.01.2025
Elevation plan		2406/004	24.01.2025
Block plan		2406/001	24.01.2025
Elevation & Floor plan	Existing and proposed	2406/006	24.01.2025
Elevation & Floor plan	Proposed garage roof	2406/005	24.01.2025
Supporting Statement	Water neutrality	NONE	24.01.2025
Supporting Statement	Preliminary Ecological Appraisal	NONE	29.05.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 21.07.2025

Authorising Officer sign/initial Guy Everest Date: 22.07.2025