



APPLICATIONS & APPEALS SERVICES

**DEMOLITION OF CATTERY BUILDING.
CONSTRUCTION OF A SELF-BUILD DWELLING
WITH DETACHED GARAGE/CAR PORT BUILDING
AS AN ALTERNATIVE TO DC/25/1994 (APPROVAL
OF CONVERSION OF CATTERY BUILDING INTO A
DWELLING)**

AT

**CHANCTON DOWN, HORSHAM ROAD,
STEYNING, BN44 3AA**

PLANNING, DESIGN AND ACCESS STATEMENT

JUNE 2026



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1.0 INTRODUCTION

1.1 Planning permission is sought for the demolition of a former commercial cattery building and the construction of a three bedroom, two storey dwelling with a detached garage/car port building.

1.2 This planning application is submitted as an alternative to application DC/25/1994 where planning permission was granted on 01 April 2026 for the conversion of the cattery building into a dwelling.

1.3 The details of the proposal will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;

- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.4 This Planning, Design and Access Statement should be read in conjunction with the accompanying documents including a Preliminary Ecological Appraisal (PEA), Bat Emergence Survey Report and Noise Impact Assessment.

2.0 PHYSICAL CONTEXT & PLANNING HISTORY

Physical Context

- 2.1 Chancton Down is a two storey detached dwelling located within the countryside, a short distance to the north west of Steyning. To the south east of the dwelling is a commercial cattery building.
- 2.2 The property is enclosed by well-defined boundaries and is accessed directly from Horsham Road (B2135). To the north is Robins Wood which is covered by a Tree Preservation Order. Within which is a dwelling of the same name. To the south is a small scale commercial development named Chanctonfold where a number of small businesses are based.
- 2.3 The cattery building has the appearance of stable building, typical of the rural area. It was granted planning permission in December 2007 under application reference DC/07/2306 however the business is no longer operating.
- 2.4 The boundary of the South Downs National Park is located some distance away to the south, on the opposite site of A283.

Figure 1: Site Location Plan



- 2.5 The following are photographs of the application site:





Planning History

2.6 The following is the relevant planning history for Chancton Down:

- DC/25/1994 – Conversion of cattery building into 1 no. dwelling. Planning permission granted 01 April 2026 (Appendix NJA/1).
- DC/16/2057 – Removal of condition 3 of ST/12/65 agricultural occupancy condition. Application permitted 18 October 2016.
- DC/16/1584 – Non-compliance with agricultural occupancy condition under condition 3 of planning reference ST/12/65 (Certificate of Lawful Development – Existing). Permitted 26 August 2016.
- DC/07/2306 – Boarding cattery containing 31 units. Permitted 05 December 2007.

2.7 Three cases are included at Appendices NJA/2 - NJA/4 in respect of Wappingthorn Lodge, Steyning and Elenge Plat and Beacon Hill Croft (both at Colgate) where planning

permission was first granted for the conversion of a building to form a dwelling and then later planning permissions granted for the construction of a new build dwelling as an alternative to the previously permitted conversion schemes.

3.0 PROPOSAL

- 3.1 The proposal is for the demolition of the existing cattery building and for the construction of a two storey, three bedroom dwelling and a detached garage/car port building. The proposed dwelling will be situated just to the north of the cattery building (to the east of Chancton Down) and the proposed detached garage/car port will be in the same location of the existing cattery building.
- 3.2 The proposed dwelling will be accessed via the existing vehicle access from Horsham Road (which will also continue to serve Chancton Down) and a new driveway will be built linking the proposed garage/car port with the new dwelling.
- 3.3 The existing residential curtilage to Chancton Down will be subdivided and both the existing and the proposed dwelling will have good sized private garden areas.

Figure 2: Proposed Block Plan

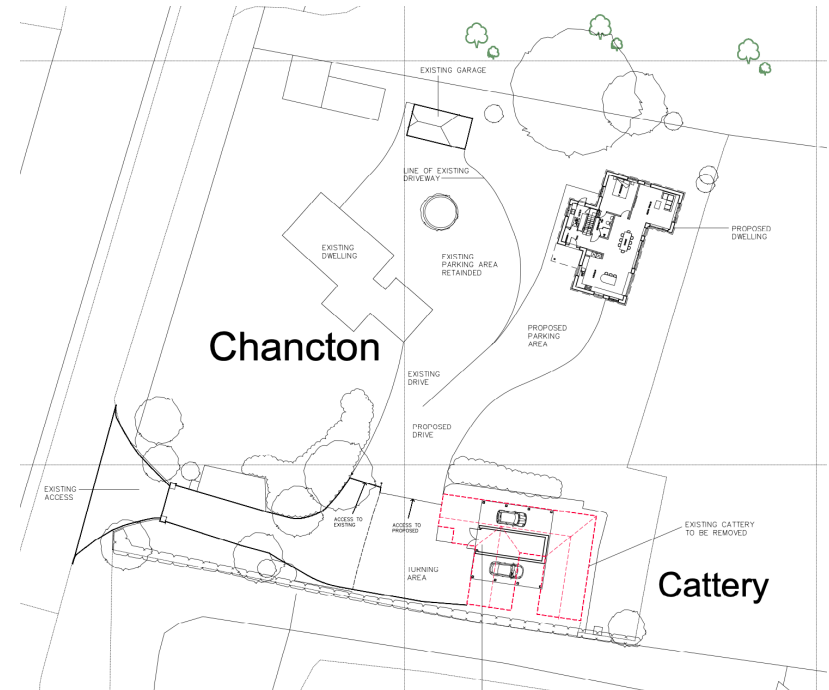


Figure 3: Proposed Dwelling Elevations



SIDE ELEVATION (WEST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (EAST)



FRONT ELEVATION (SOUTH)

Figure 4: Proposed Dwelling Floor Plans

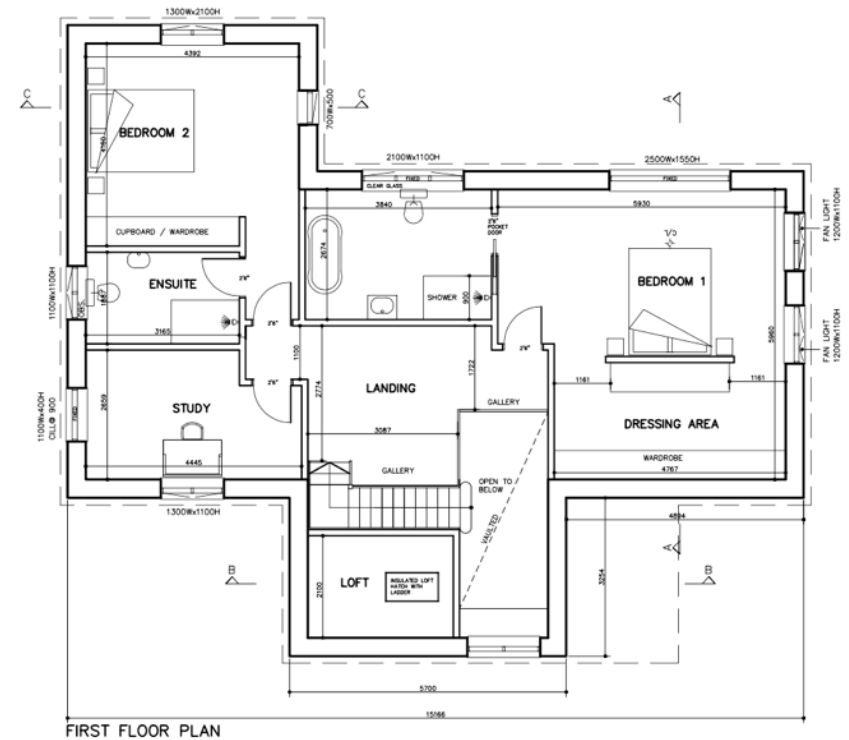
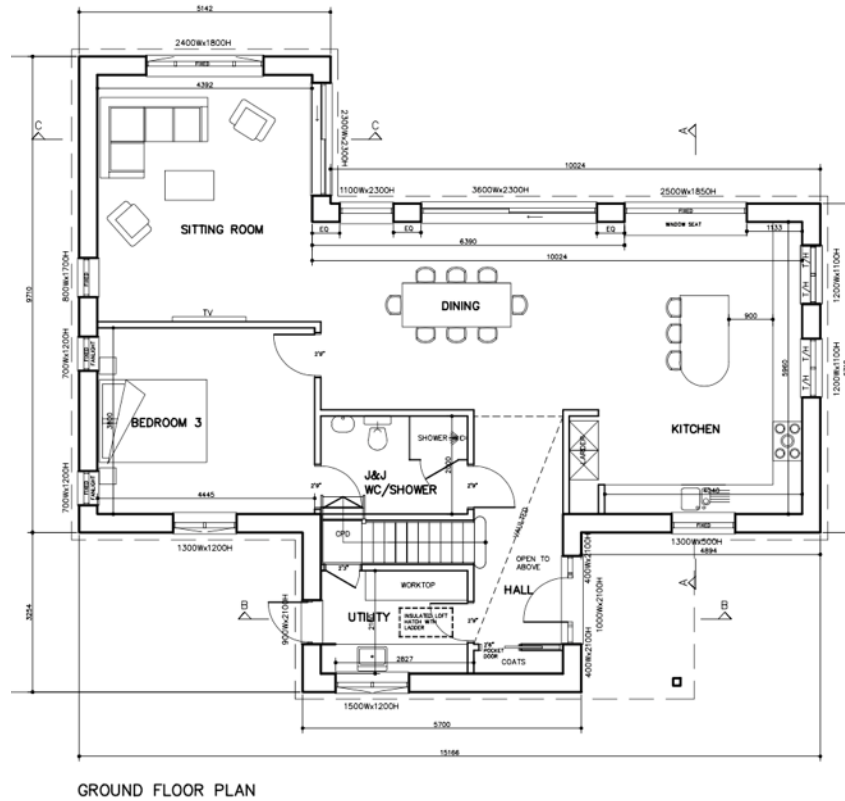
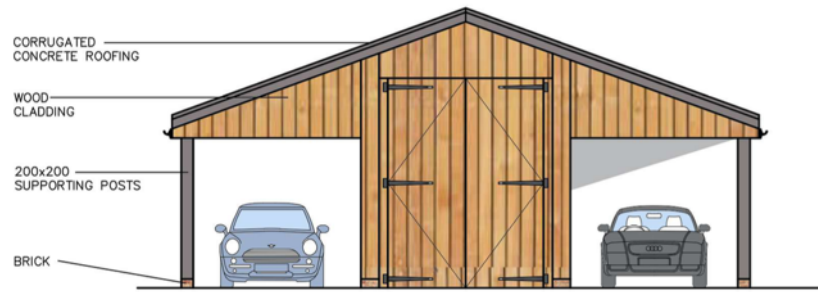


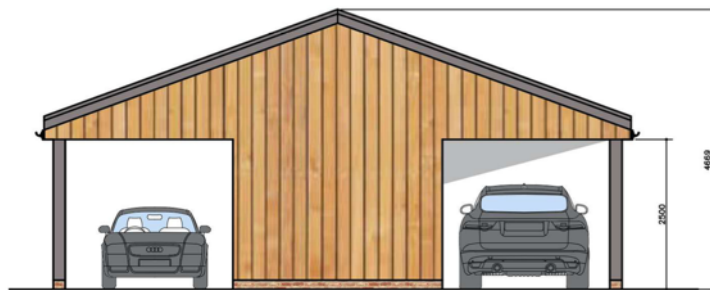
Figure 5: Proposed Garage/Car Port Elevations



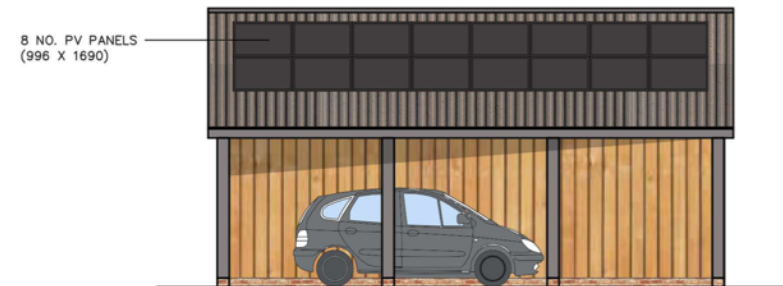
FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)

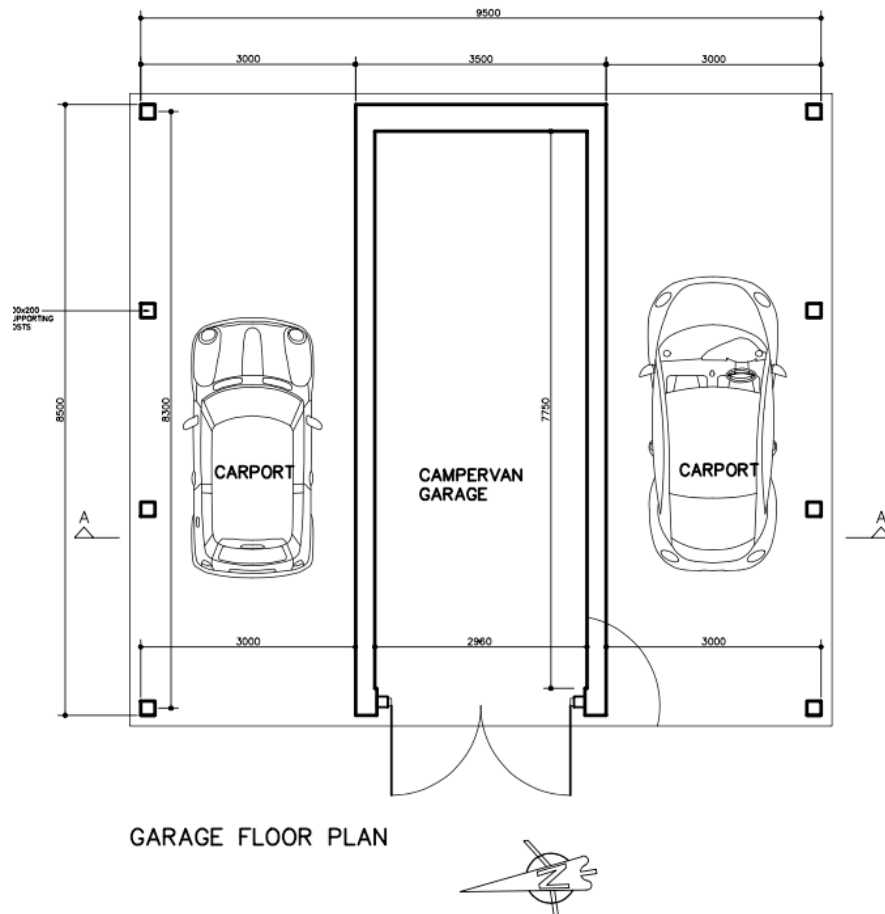


REAR ELEVATION (EAST)



SIDE ELEVATION (SOUTH)

Figure 6: Proposed Garage/Car Port Floor Plan



4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

- 4.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole (NPPF paragraphs 1 and 3).
- 4.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

- 4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- a) ***'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***
- c) ***an environmental objective – to contribute to protecting and enhancing our natural, built and***

historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy’.

4.4 Paragraph 10 states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

4.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the application of policies of the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. Particular regard should be given to key policies for directing development to sustainable locations, making efficient use of land, securing well-designed places and

providing affordable homes, individually or in combination (NPPF paragraph 11 d).

4.6 Paragraph 12 of the Framework states that ***‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.***

Plan and Decision Making

4.7 Paragraph 34 requires policies in local plans and spatial strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In respect of housing, ***‘Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure***

has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future’.

- 4.8 In terms of decision-making, the Framework states at paragraph 39 that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.***

Housing Provision

- 4.9 Paragraph 61 states ***‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed***

without unnecessary delay. The overall aim should be to meet as much as an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community’.

- 4.10 Paragraph 62 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. Within this context, paragraph 63 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies. These groups include (inter alia) people wishing to commission or build their own homes.
- 4.11 In terms of the provision of affordable housing, NPPF paragraph 65 states that this should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
- 4.12 Paragraph 72 requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Planning policies should identify a supply of

specific, deliverable sites for five years following the intended date of adoption and specific deliverable sites or broad locations for growth for the subsequent years 6-10 and where possible, years 11-15 of the remaining plan period.

4.13 Paragraph 73 sets out that ***‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly’.***

4.14 Paragraph 78 requires local planning authorities to identify and update annually a supply of specific, deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of deliverable sites should include a buffer as set out at paragraph 78 a) – c).

4.15 To maintain the supply of housing, NPPF paragraph 79 sets out that local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous

three years, certain policy consequences should be taken into account as set out at paragraph 79 a) – c).

Rural Housing

4.16 In rural areas, NPPF paragraph 82 requires planning policies and decisions to be responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (paragraph 83).

4.17 Paragraph 84 states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless certain circumstances apply. This includes where ***‘the development would re-use redundant or disused buildings and enhance its immediate setting’*** (NPPF paragraph 84 criterion c).

Highways and Car Parking

4.18 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals.

- 4.19 NPPF paragraph 110 requires the planning system to actively manage patterns of growth. Whilst significant development should be focused on locations which are or can be made sustainable, it should also be recognised that ***‘opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’.***
- 4.20 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 4.21 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 113).

- 4.22 Paragraph 116 makes it clear that ***‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.***

Effective Use of Land

- 4.23 Paragraph 124 requires planning policies and decision to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.
- 4.24 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. In addition, policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help meet identified needs for housing where land supply is constrained.

4.25 Paragraph 128 requires local planning authorities to take a proactive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in place where this would help to meet identified development needs.

4.26 In terms of the density of new development, NPPF paragraph 129 encourages the efficient use of land taking into account a number of issues including the needs for different types of housing and other forms of development, the desirability of maintaining an area's prevailing character and setting (including residential gardens) and securing well-designed, attractive and healthy places.

Design

4.27 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*** (paragraph 131).

4.28 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

4.29 Paragraph 139 states that ***'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:***

- a) ***development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or***
- b) ***outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long***

as they fit with the overall form and layout of their surroundings'.

Climate Change

- 4.30 Paragraph 161 requires the planning system to support the transit to net zero by 2050 and take full account of all climate change impacts. New development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change and to help reduce greenhouse gas emissions, such as through its location, orientation and design.
- 4.31 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 170). Local planning authorities should ensure that flood risk is not increased elsewhere as a result of new development (paragraph 181).
- 4.32 Applications which could affect drainage in or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff which are proportionate to the nature and scale of the proposal (paragraph 182).

Natural Environment

- 4.33 Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside. Policies and decisions should also minimise impacts on and provide net gains for biodiversity.

Habitats and Biodiversity

- 4.34 Paragraph 193 states that when determining planning applications, local planning authorities should apply a set of principles and if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated against or, as a last resort, compensated for, then planning permission should be refused.
- 4.35 The presumption in favour of sustainable development does not apply where there would be a significant effect on a habitats site (either alone or in combination with other plans and projects) unless an appropriate assessment has

concluded that the plan or project will not adversely affect the integrity of the habitats site (paragraph 195).

Ground Conditions and Pollution

- 4.36 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

Local Planning Policy

- 4.37 The 'development plan' comprises the Horsham District Planning Framework (HDPF) (2015) and in this case the Steyning Neighbourhood Plan 2019-2031 (2022).
- 4.38 The relevant policies of the HDPF are listed below:

Horsham District Planning Framework (2015)

- Policy 1: Sustainable Development
- Policy 2: Strategic Development
- Policy 3: Development Hierarchy
- Policy 4: Settlement Expansion
- Policy 7: Economic Growth
- Policy 9: Employment Development
- Policy 10: Rural Economic Development
- Policy 15: Housing Provision
- Policy 16: Meeting Local Housing Needs
- Policy 24: Environmental Protection
- Policy 25: District Character and the Natural Environment
- Policy 26: Countryside Protection
- Policy 27: Settlement Coalescence
- Policy 28: Replacement Dwellings and House Extensions in the Countryside
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles

- Policy 35: Climate Change
- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Construction
- Policy 38: Flooding
- Policy 39: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.39 HDPF policy 28 specifically permits the construction of replacement dwellings within the countryside. An extract of the policy is included at Figure 5 below:

Figure 7: HDPF policy 28

Policy 28

Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.
2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.
3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and
4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.
5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Steyping Neighbourhood Plan (2022)

4.40 The following policies of the Steyping Neighbourhood Plan are relevant to the proposal:

- SNDP1: Green Infrastructure
- SNDP2: Responsible Environmental Design
- SNDP3: Contribution to Character

Emerging Policy

4.41 The Horsham District Local Plan 2023-2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024 for public examination. Hearings commenced, however in April 2025 the Planning Inspector found that the Duty to Co-operate had not been met and raised significant soundness concerns in relation to the Plan's housing requirement and spatial strategy. As a result, the Planning inspector recommended that the Council withdraw the Plan.

4.42 Matters have since progressed and in January 2026 a Planning Inspector was appointed to conduct a new examination of the Horsham Local Plan 2023-2040 and examination re-commenced. At this stage however, the HDPF and (in this case) the Steyning Neighbourhood Plan, remain the adopted development plan documents relevant to the determination of this planning application.

Relevant Legislation and Case Law

4.43 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the

Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).

4.44 Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states that in dealing with planning applications, the Authority shall have regard to the provisions of the development plan (so far as material to the application), a post examination draft neighbourhood development plan, any local finance considerations (so far as material to the application) and any other material consideration.

4.45 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

4.46 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (see *Stratford on Avon v Secretary of State*

for Communities and Local Government [2013] EWHC 2074 (Admin)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.

- 4.47 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government* [2011] EWHC 97 (Admin) and *Tesco Stores Ltd v Dundee City Council* [2012] UKSC 13).

4.48

- 2.16 In *Corbett v Cornwall Council* [2020] EWCA Civ 508 the appeal court judge emphasised the importance of considering the plan as a whole when he said;

“Under section 38(6) the members’ task was not to decide whether, on an individual assessment of the proposal’s compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant

policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker.”

- 4.49 Paragraph 3 of the NPPF confirms that the Framework should be read as a ‘whole’ and the Government’s National Planning Policy Guidance (NPPG) confirms that ***‘Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework’*** (paragraph 012 21b-012-20140306).

Housing Land Supply (Case Law)

- 4.50 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing (paragraphs 72 and 78).
- 4.51 The NPPF requires plans and decisions to apply a presumption in favour of sustainable development (paragraph

11). For decision making, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies most important for determining the application are out-of-date NPPF paragraph 11 d) requires planning permission to be granted unless:

i. 'the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making efficient use of land, securing well-designed places and providing affordable homes, individually or in combination'.

4.52 In respect of criterion 'I', NPPF footnote 7 confirms that the policies are those in the Framework which refer to habitats sites (and those listed at NPPF paragraph 189), and/or designated as Sites of Special Scientific Interest, land

designated as Green Belt, Local Green Space, a National Landscape, a National Park or defined as a Heritage Coast, irreplaceable habitats, designated heritage assets (and other heritage assets of archaeological interest) and areas at risk of flooding or coastal change.

4.53 NPPF footnote 8 confirms that the policies most important for determining an application includes, for applications involving the provision of housing, situations where a local planning authority cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer as per NPPF paragraph 78 or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous three years.

4.54 The Suffolk Coastal District Council v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant) [2017] UKSC 37 had regard to the meaning and effect of the provisions of the NPPF on housing land supply and the presumption in favour of sustainable development in having regard to the NPPF (paragraphs 14 and 49 in the 2012 version).

4.55 The judgement emphasised that if a Council cannot demonstrate a five-year supply of housing land, the presumption in favour of sustainable development is triggered (the tilted balance) and the weight given to restrictive policies is diminished if counterpart to out-of-date housing goals.

Rural Housing (Case Law)

4.56 In terms of the provision of housing within the countryside, the Braintree DC v Secretary of State for Communities and Local Government [2018] Civ 610 afforded particular attention in the assessment of 'isolation' when having regard to the NPPF. The term 'isolated' was considered by the Court of Appeal (who upheld a High Court decision) confirming that the word 'isolated' should be given its ordinary meaning as being 'far away from other places, buildings and people; remote'.

4.57 The case held that the context of paragraph 55 of the previous NPPF (2012), (now paragraph 84 in the present NPPF), 'isolated' simply connotes a dwelling that is physically separate or remote from a settlement. Whilst previous hearings had considered that the term 'isolated' could have a dual meaning, in that it referred to physical and functional (i.e.

from services and facilities) isolation; this argument was rejected by the Court.

4.58 The case additionally drew reference to transport opportunities in rural areas where it is consistent with the NPPF that sustainable transport opportunities are likely to be more limited in rural areas. This therefore further acknowledges that rural areas should not necessarily preclude new development.

4.59 The Bramshill v Secretary of State for Housing, Communities and Local Government [2021] EWCA Civ 320 decision forms more recent case law addressing the interpretation of 'isolated dwellings' in the countryside. This upheld the previous interpretation of Braintree that the term 'isolated' should be given its ordinary meaning as being 'far away from other places, buildings and people; remote' and that in determining whether a particular proposal is for 'isolated homes in the countryside', the decision-maker must consider whether the development would be physically isolated, in the sense of being isolated from a settlement. What is a 'settlement' and whether the development would be 'isolated' from a settlement are both matters of planning judgment for the decision-maker on the facts of the particular case.

4.60 This Statement demonstrates that the application site is neither remote or isolated from a settlement or other built form.

Horsham District Council's Housing Land Supply Position

4.61 NPPF paragraph 61 states that to support the Government's objective of '**significantly boosting the supply of homes**', it is important that a sufficient amount and variety of land can come forward where it is needed. To determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning practice guidance (NPPF paragraph 62).

4.62 Policies in local plans and spatial strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary (NPPF paragraph 34). In addition, the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (paragraphs 72 and 78).

4.63 In the case of Horsham District Council, the present HDPF was adopted in 2015. It is therefore significantly over five years old and it does not take into account the current standard method in its policies relating to the supply of new homes (specifically HDPF policy 15).

4.64 In addition, the Council's most recent Authority Monitoring Report (AMR) for 2024/25 (published on 19 December 2025) states that in accordance with the NPPF, the Standard Method calculates the local housing need (at December 2025) to be 1,338 per year. This equates to 6,690 for the five-year period (1 April 2025 – 31 March 2030). However, as Horsham District has a 62% result from the 2023 Housing Delivery Test results, a 20% buffer must be added to this figure and this results in a total five year supply requirement of 8,028 (see paragraphs 3.21 – 3.26 of the AMR).

4.65 Paragraph 3.40 of the AMR confirms that the Council can only demonstrate a **housing land supply of 1.7 years** and as such, it is unable to demonstrate a five-year supply as required by the NPPF. Specifically, the supply deficit is 5,286 homes which is significant (see table 6 of the AMR).

4.66 The under provision of housing within the Horsham district has persisted for some time - the Council's AMR for 2023/24

set out a 1 year supply of housing and the AMR for 2022/23 set out 2.9 years' supply.

4.67 As the Council cannot demonstrate the necessary level of housing land supply as required by the Framework, the provisions of NPPF paragraph 11 d) (and the *'tilted balance'*) apply to the proposal which must in turn be considered against the Framework's presumption in favour of sustainable development.

4.68 Having regard to paragraph 11 d) i, NPPF footnote 7, the Council is no longer requiring Applicants to demonstrate that that new development is water neutral (as of November 2025). In addition, the application site is not located within a 'protected area' and neither is it affected by a 'protected asset' of particular importance. There are as such no policies in relation to these issues which provide a strong reason for refusing the development proposed or prevent the proposed development from being considered under the presumption in favour of sustainable development and the provisions of NPPF paragraph 11 d).

4.69 For the reasons set out in this Statement, and having regard to 11 d) ii, there are no adverse impacts of granting planning

permission that would significantly and demonstrable outweigh the benefits of the provision of a new home (of a high quality design, in a sustainable location which makes effective use of land) when assessed against the policies of this Framework taken as a whole.

Shaping Development in Horsham District Planning Advice Note September 2025

4.70 The Shaping Development in Horsham District Planning Advice Note (SD PAN) was approved by the Council on 17 September 2025. The SD PAN supersedes the Council's former Facilitating Appropriate Development (FAD) which was published in 2022.

4.71 The SD PAN is now a material consideration in determining planning application. It sets out the Council's aspirations for how development comes forward and the weight that can be given to current local planning policy within the context of legislation, national planning policy and guidance.

4.72 The SD PAN covers the following issues:

- The tilted balance

- The weight of the adopted HDPF
- The status of, and weight to be given to the emerging Horsham District Local Plan 2023-40
- The weight given to 'made' and emerging Neighbourhood Plans
- Importance of the spatial strategy and settlement hierarchy
- Consideration in principle of applications for housing development
- Applying local plan policies in current circumstances

4.73 The Council's SD PAN acknowledges that the Council can only demonstrate a 1 year supply of housing land and that the Council's performance against the Housing Delivery Test is 62%. Accordingly, the Council has produced a Housing Delivery Action Plan (paragraph 1.7).

4.74 The SD PAN confirms the following:

'Because of the circumstances in which the Council finds itself, and notwithstanding the current requirement of all new development to demonstrate that it is water neutral, HDC expects to receive planning applications

proposing development in locations and of types not supported by the HDPF, the emerging Local Plan or in Neighbourhood Plans.

HDC will continue to act in a proactive manner by supporting sustainable development that both delivers the development to meet identified needs and ensures that other objectives are met. To demonstrate this, HDC has produced this document to provide clarity in its approach and guidance to those who engage with the planning system in Horsham' (paragraphs 1.8 and 1.9).

4.75 The SD PAN sets out at paragraph 2.4 that in the absence of a 5 year housing land supply and/or where Housing Delivery Test performance is less than 75%, NPPF paragraph 11 (and footnote 8) indicate that the policies that effect that supply of housing may be considered out-of-date. It further confirms that this has the effect of reducing the weight that may be afforded to such policies and engages the 'tilted balance' where there is an expectation that planning applications for housing should be approved.

4.76 In respect of the Council's emerging Local Plan, SD PAN paragraphs 2.13 and 2.18 confirm that (at this stage), the

Council does not take the view that the emerging Local Plan is sufficiently advanced to justify great weight to its policies, in addition to there being unresolved objections to the majority of policies within it. In addition, the Council acknowledges that Strategic Policy 37 (Housing Provision) of the emerging Local Plan is not consistent with the NPPF as it does not fully address housing needs (paragraph 2.19).

4.77 In respect of Neighbourhood Plans, the SD PAN confirms that where NPPF paragraph 14 is not engaged, the 'tilted balance' would be engaged, reducing the weight that can be applied to Neighbourhood Plan policies that relate to the supply of housing.

4.78 The Council recognises that as it is unable to demonstrate a 5 year supply of housing land that in accordance with the NPPF, the presumption in favour of sustainable development is engaged. Given these circumstances, it is also acknowledged that it is likely to receive applications outside of built-up area boundaries and on unallocated sites. Subsequently, the SD PAN confirms that it will consider positively applications that meet all of the following criteria:

- ***'The site adjoins the existing settlement edge as defined by the BUAB;***
- ***The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;***
- ***The proposal demonstrates that it meets all local housing needs or will assist the retention and enhancement of community facilities and services;***
- ***The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and***
- ***The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced'.***

Biodiversity and Green Infrastructure Planning Advice Note (October 2022)

4.79 The Council's Biodiversity and Green Infrastructure Planning Advice Note (PAN) provides guidance on how biodiversity and net gain should be taken into account within development proposals and applicants are encouraged to seek to achieve a 10% biodiversity net gain (BDG) or more.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

- 5.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 5.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)’***.
- 5.3 HDPF Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. Therefore planning applications that accord with the policies of the HDPF will be approved without delay (unless material considerations indicate otherwise). Where there are no policies relevant to the

application, or relevant policies are out of date, Policy 1 states that the:

‘Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
- Specific policies in that Framework indicate that development should be restricted’.***

- 5.4 The application site is located outside of the built-up boundary of Steyning and therefore it is deemed to be located within the countryside. HDPF policy 26 seeks to protect the countryside from inappropriate development and states that new development must meet one of the following criteria:

‘1. Support the needs of agriculture or forestry;

1. Enable the extraction of minerals or the disposal of waste;

2. Provide for quiet informal recreational use; or

3. Enable the sustainable development of rural areas’.

5.5 In addition, the policy requires proposals to be of a scale appropriate to the countryside character and location and that it should not lead individually, or cumulatively, to a significant increase in the overall level of activity in the countryside. New development should protect and/or conserve, and/or enhance the key features and characteristics of the landscape character in which it is located.

5.6 Planning permission has already been granted for the creation of a new dwelling on the application site via the conversion of the existing cattery building (DC/25/1994). The permission is extant and is therefore a viable ‘fall back’ option of considerable weight.

5.7 Furthermore, as the cattery business has already closed, and given that it was a small scale business operation, the proposal does not conflict with HDPF policies 7, 9 and 10. The Council did not raise any objections to the loss of the cattery under application DC/25/1994.

5.8 The principle of the creation of a new dwelling at the application site has therefore already been established and 31

as such there should be no objections against NPPF policy 26. Nevertheless, the following considers the proposal against the relevant planning policies in respect of the supply and location of new homes:

Housing Land Supply

5.9 As set out at Section 4, the Council is unable to demonstrate a five year supply of housing as required by the NPPF. The Council's latest AMR (December 2025) stands at just **1.7 years** supply. As a result, it is reiterated that the Council's policies in respect of the supply and location of new homes (HDPF policies 2, 3, 4, 15 and 26) are out of date and the tilted balance of NPPF paragraph 11 d) is engaged.

5.10 Although the application site is located within the countryside, it is not situated within a protected area. As such, there is no conflict with NPPF paragraph 11 d) (i). This Statement further confirms that overall there are no adverse impacts of granting planning permission for the proposal that would significantly and demonstrably outweigh the benefits of the provision of a new home of a high quality design, in a sustainable location and which makes effective use of land and therefore the provisions of 11 d) (ii) are also met.

5.11 The proposal supports the Government's ambition to 'significantly boost' the supply of new homes set out in the NPPF (paragraph 61) and it will positively contribute towards the supply of windfall homes within the district. This is an important source of supply as noted at NPPF paragraph 73 which states that ***'Small and medium sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly'***.

Location and Shaping Development

5.12 In terms of the Council's spatial strategy, Policy 2 of the HDPF seeks to maintain the rural character of the district and states that new development should be focused in and around ***'the key settlement of Horsham'*** with growth in the rest of the district in accordance with the settlement hierarchy set out at HDPF Policy 3 and also in accordance with HDPF Policy 4.

5.13 Policy 3 establishes the settlement hierarchy for the District and confirms that development will be permitted within towns and villages which have defined built-up areas.

5.14 The application site is located very close to the settlement boundary of Steyning (approximately 1 mile away) which is categorised by HDPF Policy 3 as a small town/larger village and is one of the main settlements within the District. HDPF Policy 3 describes these settlements as having ***'a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements/each other to meet some of their requirements'***.

5.15 Steyning is one of the main settlements within the District where there is a wide range of local services and facilities including education, retail, sport and recreation facilities and community groups and facilities.

5.16 NPPF paragraph 110 requires the planning system to actively manage patterns of growth. Whilst significant development should be focused on locations which are or can be made sustainable, it should also be recognised that ***'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'***.

5.17 In addition, NPPF paragraph 115 states that sustainable transport modes should be prioritised when taking account the vision for a site, the type of development proposed and its location. A safe and suitable access to a site should be achieved for all users and any significant impacts from a development on the transport network should be mitigated.

5.18 The proposed creation of one dwelling is not 'significant' development and it will not in itself result in unsustainable patterns of vehicle movements within the rural area or result in any harmful impact upon the local transport network. Furthermore, the proposed dwelling will be close to other built form, including Chancton Down and the commercial units to the south. As such, the proposed dwelling will not be remote from a settlement or other development and it will not appear out of keeping with the context of the site's surroundings.

5.19 Therefore having regard to the cases of Braintree District Council v Secretary of State for Communities and Local Government (2018) and Bramshill v Secretary of State for Housing, Communities and Local Government (2021) (referred to previously at Section 2), the application site is not physically isolated from a settlement given its proximity to

settlements as described and neither is it isolated from other built form.

5.20 HDPF Policy 4 supports the growth of settlements across the District in order to meet identified local housing, employment and community needs. Therefore, outside built up area boundaries, Policy 4 permits the expansion of settlements subject to the following:

- 1. 'The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.**
- 2. The level of expansion is appropriate to the scale and function of the settlement type.**
- 3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.**
- 4. The impact of the development individually or cumulatively does not prejudice comprehensive development, in order to not conflict with the development strategy; and**
- 5. The development is contained within an existing defensible boundary and the landscape and**

townscape character features are maintained and enhanced’.

5.21 The supporting text for HDPF Policy 4 (and 3) sets out the following justification - ***‘to ensure that development takes place in a manner that ensures the settlement pattern and the rural landscape character of the District is retained and enhanced, but still enables settlements to develop in order for them to continue to grow and thrive’*** (HDPF paragraph 4.6).

5.22 Given the fact that the Council cannot demonstrate an appropriate supply of housing, the Council’s SD PAN previously referred to acknowledges that the Council is likely to receive applications for residential development outside of the defined built up area boundaries and on unallocated sites.

5.23 As such, it is reiterated that the SD PAN (at paragraph 5.12) confirms that the Council will consider positively applications that meet all of the following criteria:

- ***‘The site adjoins the existing settlement edge as defined by the BUAB;***

- ***The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;***
- ***The proposal demonstrates that it meets all local housing needs or will assist the retention and enhancement of community facilities and services;***
- ***The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and***
- ***The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced’.***

5.24 The above essentially follows the same principles of HDPF policy 4 with the exception that it does not contain the same requirement for sites to be allocated for development in the Local or Neighbourhood Plan.

5.25 Chancton Down does not adjoin a settlement edge, however, for the reasons described, the site is considered to be in a suitable position to accommodate a new dwelling without any significant or harmful conflict with the Council’s spatial strategy.

- 5.26 In terms of criterion 2 of the SD PAN and HDPF policy 4, the level of expansion, just one dwelling is small. The low density of development is wholly appropriate to site's location which is close to other built form, including modern residential development.
- 5.27 The proposed development meets local housing needs in respect of the clear need for new housing within the District and the impact of the proposal will neither individually nor cumulatively prejudice comprehensive long term development. The proposal complies with criteria 3 and 4 of the SD PAN and HDPF policy 4.
- 5.28 In respect of criterion 5 of the SD PAN and HDPF policy 4, the application site is contained by an existing defensible boundary and important landscape features will be retained. The proposed dwelling would be close to existing built form (and partially screened from public view by boundary screening) and it will not harmfully encroach into open countryside given that the proposal is for the conversion of an existing building.
- 5.29 In summary of HDPF policies 1, 2, 3 and 4, these policies encourage sustainable development and allow for the expansion of settlements outside of built up area boundaries where the level of expansion is appropriate to the scale and function of the settlement type.
- 5.30 Given the small scale of development proposed, the sustainable location of the application site, the lack of any harm caused to the visual amenities of the countryside landscape (as further addressed within this Statement) and the high need for new homes within the District, it is reiterated that the proposal does not significantly conflict with the overarching principles of the Council's spatial strategy or the Council's SD PAN. However as set out, any conflict must be weighed in balance with the provisions of NPPF paragraph 11 d) and the presumption in favour of sustainable development.
- 5.31 It should also be noted that the proposed dwelling is deliverable in the short term in accordance with the NPPF and the Council's SD PAN (paragraphs 5.13 – 5.17).
- 5.32 In considering planning application DC/25/1994, the Case Officer's report accepted the creation of a dwelling at Chancton Down for the following reasons:

'The building is outside of the designated built-up area and outside any future secondary settlements. A planning application at Wappingthorn Lodge (DC/23/0627), approximately 0.2km away from the application site, sought planning permission for the conversion of stables, garage and machinery store to form 1no dwellinghouse. The application was refused due to it being residential development within a countryside location. The subsequent appeal decision was approved. While the Inspector acknowledged the development would be in conflict with the development plan and not in a sustainable location due to the lack of footpaths to get to services in Steyning; other material considerations, such as the presumption in favour of sustainable development, indicated that a decision should be made other than in accordance with the development plan.

It is acknowledged that the site remains outside of the built-up area and is therefore contrary to Policy 4. However, Policy 10 of the HDPF supports the retention of buildings through conversion, albeit residential conversion is only accepted in exceptional cases. Furthermore, Policy 32 of the draft Local Plan also

supports the conversion of redundant agricultural buildings outside the built-up area to residential where the existing use is no longer required. It is considered in both these policies, that conversion which retains the existing building would be favourable outside the built-up area, and the application site, which also sits outside the built-up area and is a building that is no longer needed for its original purpose would fit this brief.

Furthermore, due to the appeal site being in a similar location to the subject application site, it is considered that the appeal decision is a material consideration in the assessment of this application. The subject application site would be 0.2km closer to the built-up area boundary of Steyning and therefore is considered to be no more worse off than the appeal site. While it is acknowledged that the proposal for a new dwelling would not be in a sustainable location, it would be compliant with Policy 26 as it is a conversion of an existing building, rather than the erection of a new building. It is considered that the benefits of converting an existing building carry a comparable level of weight to the overall level of harm caused by the dwelling being in an unsustainable location. While it is acknowledged that both Policy 10 of

the HDPF and Policy 32 of the draft local plan hold limited weight, it is considered that these are directive in how redundant agricultural buildings should be viewed and how these should be developed. Taking the combination of the recent appeal decision, coupled with the proposal being a conversion of an existing building in accordance with Policy 10 of the HDPF and Policy 32 of the draft Local Plan, it is considered that the principle of development would be acceptable’.

Rural Housing and Countryside Impact

- 5.33 HDPF policy 26 seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. However policy 26 must also be read in the context of the text at HDPF paragraph 9.18 which sets out that ***‘The Council is seeking to identify the most valued parts of the district for protection, as well as maintain and enhance this natural beauty and the amenity of the district’s countryside’.***
- 5.34 The NPPF supports the provision of rural homes at paragraph 83 where it states:

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby’.

- 5.35 This recognises the importance of allowing new residential development within the rural areas which can help to sustain local rural communities. It is relevant to note that appropriate residential development on sustainably located sites, such as the application site is arguably ‘essential’ to rural areas and allows the sustainable development of rural areas (HDPF policy 26, criterion 4).
- 5.36 The proposed dwelling (and garage/car port) will be situated close to other residential development it is of a high quality design which will be appropriately screened and no harm will be caused to the visual amenities of the countryside landscape.
- 5.37 Whilst the planning application DC/25/1994 has not been implemented and therefore any assessment of the proposal against HDPF policy 28 is hypothetical, it is relevant to note

that replacement dwellings are permitted within countryside locations subject to criteria. In this case, should the fall back option of application DC/25/1994 be implemented, the proposal would comply with the provisions of HDPF policy 28 in that the proposed dwelling would be appropriately accommodated within the existing curtilage, that it would be a one for one replacement, and that the proposed dwelling is not considered to appear *disproportionately* larger than the permitted dwelling.

5.38 Appended to this Statement are three case studies at Wappingthorn Lodge (Appendix NJA/2), Elenge Plat (Appendix NJA/3) and Beacon Hill Croft (Appendix NJA/4) where planning permission was initially granted for the conversion of buildings into a dwelling with subsequent permission granted for the demolition of the same buildings and the construction of a new dwelling in their place.

5.39 In the case of Wappingthorn Lodge (a short distance from Chancton Down), the Case Officer's report (for application DC/25/1002) states the following:

'The proposed development would not accord with the spatial strategy set out in Policies 2, 3, 4 and 26 of the

HDPF. It is however recognised that the site is subject of an earlier planning permission under reference DC/23/0627 relating to the conversion of the buildings to 1no.4-bed dwelling. This application was considered at appeal by the Planning Inspector, where it was acknowledged that while future occupiers would be reliant on private vehicles, where this weighs against the proposal, the distance to services would be short and a good range of facilities and services is available. The proposal would not introduce housing in an isolated location and consequently the harm identified was considered to be of moderate weight. It was also noted that the proposed development would make a modest contribution to the supply of housing, and modest economic benefits would arise. There would be a small contribution to the diversity of housing stock and the proposal would make use of an existing building without harming the character and appearance of the area. Considered collectively, the benefits of the proposal carry a comparable level of weight to the overall level of harm. On this basis, it was concluded that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework

taken as a whole, and the proposal was considered to benefit from the presumption in favour of sustainable development.

The principle of residential development on the site has been agreed by the previous application under planning reference DC/23/0627. While it is recognised that weight was given to the re-use of existing buildings, this was not a definitive matter that tipped the balance in favour of the proposal, with the Inspector considering that a residential dwelling would contribute to housing need and would result in economic benefits.

While the current proposal seeks to demolish the existing buildings and replace with a new-build dwelling, the proposal would result in no greater intensity or level of activity than the previous planning permission. Based upon the conclusions of the Planning Inspector, it is considered that the principle of development is acceptable, subject to all other material considerations'.

- 5.40 The Case Officers' reports for Elenge Plat and Beacon Hill Croft also acknowledge the fallback position of the extant permissions for the residential conversion of existing

buildings which it is stated hold sufficient weight to justify the construction of a new dwelling as an alternative proposal.

Self-Build Housing

- 5.41 The proposed dwelling is a self-build home. HDPF policy 16 requires development to provide for a mix of housing sizes, types and tenures to meet the needs of the district's communities. In addition to ensuring that the supply of a sufficient amount of new homes, the NPPF at paragraph 63 also requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policy. This includes '***people wishing to commission or build their own homes***'.
- 5.42 The Planning Portal advises that self-build projects account for 7-10% of new housing in England each year (around 12,000 homes) and it is reiterated that the Government's PPG acknowledges that self-build or custom build homes help to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design of their own home, and can be innovative in its design and construction. The provision of such homes is clearly supported by the Framework and which play an important

role in helping to tackle the housing crisis, with projects cumulatively making an important contribution to meeting housing need (helping to speed up delivery) and increased choice and variety in the type of new homes.

- 5.43 The Government is looking to overhaul the planning system to allow for the provision of more 1.5 million new homes and to grow the economy. There is as such a need to apply a more flexible approach to planning policy (in accordance with the principles of sustainable development) especially where there is a clear under provision and high need for new homes, such as within the Horsham district. The dwelling, as a self-build is therefore supported by the NPPF and HDPF policy 16.

Efficient Use of Land

- 5.44 Paragraph 124 of the NPPF states that ***'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'***. Paragraph 128 requires that a positive approach is taken to applications for alternative uses of land which is currently developed but

not allocated for a specific purpose in plans, where this would help meet identified development needs.

- 5.45 Similarly, HDPF policy 2 at criterion 8 states that part of the spatial strategy is to ***'Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'***.
- 5.46 The application site, in the location of the cattery building, has a lawful commercial use and it is therefore considered to fall within the NPPF's definition of previously developed land (at Annex 2: Glossary). Whilst the proposed dwelling would be located on land to the north (within the residential curtilage of Chancton Down), the proposed garage/car port building will be located in the position of the cattery building (but which will have a smaller footprint).
- 5.47 The proposed development will therefore make effective use of land that is already developed without in this instance having any detrimental impact upon the countryside. In addition, the proposal will provide for a new home within the rural area which is important to maintaining an appropriate housing within the rural areas of the district.

Sustainable Development

5.48 Given that the tilted balance at NPPF paragraph 11 d) is engaged in this case, it is reiterated that the proposal should be considered against the presumption in favour of sustainable development set out within the Framework. Having regard to the three key objectives of sustainable development set out at paragraph 8 of the NPPF, the proposed development complies as follows:

- a) an economic objective – the proposal will make a small contribution to the local building industry and associated trades in creating the new dwelling. Furthermore, occupiers of the new dwelling will help to support local services and facilities. The proposal complies with the economic objective of sustainable development.
- b) a social objective – the proposal provides a suitable site for the creation of a new dwelling in close proximity to local services and facilities including schools, public transport and work opportunities. The proposal will also make a modest but important contribution to the supply of new homes within the District (contributing towards the Council's windfall target) and will provide an opportunity

for two self-build homes. The proposal complies with the social objective of sustainable development.

- c) an environmental objective – The proposal makes effective use of land and no harm will result to the visual amenities of the countryside landscape. This planning application is also supported by information in respect of ecology. The proposal complies with the environmental objective of sustainable development.

6.0 LAYOUT, DESIGN & APPEARANCE

Design

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).
- 6.2 HDPF policy 32 requires high quality design for all development in the District. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.

- 6.3 HDPF Policy 33 (text in bold italics) is addressed in detail as follows:

In order to conserve and enhance the natural and built environment developments shall be required to:

- 1. Make efficient use of land and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist.***

- 6.4 The proposed development makes effective use of land and there will be no harmful encroachment into the countryside given small scale nature of the proposed development and the screened and contained nature of the site to the wider site boundaries in particular. The proposal complies with criterion 1.

- 2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;***

6.5 The proposed dwelling is situated an appropriate distance away from other residential development including Chancton Down itself to ensure that there would be no unacceptable overbearing, overshadowing or overlooking impacts upon the residential amenity of neighbouring properties.

6.6 It is also considered that the proposed (small scale) development will not give rise to any noise or disturbance and a high quality living environment will be created for future occupiers of the new dwelling (and retained for Chancton Down) including sufficient amenity space. The proposal complies with criterion 2.

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant 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;

6.7 The proposed development is sensitive to the character and scale of Chancton Down (which is also a two storey dwelling) and the new dwelling will relate sympathetically to its surroundings. The proposal complies with criterion 3.

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

6.8 The proposal provides the opportunity to deliver additional housing without adversely impacting upon the established character of the wider locality. The resulting dwelling and garage/car port building will be distinctive in character and the proposal complies with criterion 4.

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6.9 The materials used in the proposed development are sympathetic to the character and appearance of the site and its rural location and surroundings. The proposal complies with criterion 5.

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

- 6.10 The proposal will not result in any harm to important trees and natural features and complies with criterion 6.

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

- 6.11 The proposed dwelling will be built to be thermally efficient and built in accordance with the latest Building Control standards. The proposal raises no conflict with criterion 7 or HDPF policies 35, 36, 37 and 38.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behavior on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;

10. Contribute to the removal of physical barriers; and,

11. Make a clear distinction between the public and private spaces within the site.

- 6.12 The site will be accessed from Horsham Road as existing and more than sufficient space is available within the site for appropriate car parking and turning of vehicles (and retained for Chancton Down) together with the discreet storage of refuse and recycling bins ensuring no adverse impacts upon the surrounding locality.

- 6.13 The proposed development does not conflict with parts 8, 9, 10 or 11 of policy 33.
- 6.14 In summary, no harm will be caused to the surrounding landscape or in respect of residential amenity. The proposal complies in full with HDPF policies 24, 25, 26, 32 and 33 together with Neighbourhood Plan policy SDNP2 and 3.

Ecology and Biodiversity

- 6.15 The NPPF seeks to ensure that planning policies and decisions enhance the natural and local environment (paragraph 187) including by minimising the impacts on and providing net gains for biodiversity. NPPF paragraph 193 sets out principles in respect of biodiversity that planning authorities should apply when determining planning applications.
- 6.16 This planning application is accompanied by a PEA and a Bat Emergence Survey Report. In respect of bats, the PEA found the cattery building to have moderate suitability for roosting bats. This has subsequently been further investigated and the Bat Emergence Survey Report confirms that no roosting bats were recorded emerging or re-entering

the building during two bat emergence surveys and as such, bats are considered to be likely absent from the building at the time of the surveys. Subsequently, the report notes that the proposed development is reasonably unlikely to result in harm to individual bats or have an adverse impact on bat roosts. As such, the proposal is considered to comply with the NPPF, HDPF policy 30 and Neighbourhood Plan policy SDNP1.

- 6.17 The Case Officers report for application DC/25/1994 confirms that ***'No objection was raised by Ecology with conditions recommended to secure the mitigation and enhancement measures. The proposed development is therefore considered to comply with the above policy'*** (policy HDPF 31).
- 6.18 In respect of biodiversity net gain (BNG), the proposed dwelling is a self-build dwelling and as such it is exempt from the requirement to achieve a minimum 10% BNG.

Water Neutrality

- 6.19 The application site is located within the Sussex North Water Supply Zone and in 2021 Natural England issued a Position

Statement that it could not be conclude that development in this area would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

6.20 The Case Officer's report for application DC/25/1994 confirms that on 31 October 2025 Natural England formally withdrew its 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites.

6.21 It further states that ***'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 31 October 2025, will not exceed 3,240,00 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'.

6.22 The same conclusions should apply to this present application, also for the construction of a single dwelling.

Noise Impacts

6.23 The Case Officer's report for application DC/25/1994 considers the site's proximity to the Chanctonfold Business Park but an environmental noise survey was requested. This found that the noise levels at the site are likely to remain at similar levels pre and post construction and no indication of significant noise from commercial activities at the business park.

6.24 The proposed dwelling is located further north, away from the boundary with the business park and as such, there would be no new implications in respect of positional noise impacts.

Climate Change

6.25 The proposed dwelling will be highly energy efficient and it will include the following:

- Full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities

- Electric vehicle charging points

6.26 The proposed development will continue to comply with HDPF policies 35, 36 and 27 in helping to mitigate against the effects of climate change.

7.0 ACCESS AND PARKING

- 7.1 The NPPF sets out at paragraph 116 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.2 HDPF Policy 40 requires (inter alia) new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel. In respect of car parking, HDPF Policy 41 states (inter alia) that adequate car parking must be provided within new developments.
- 7.3 The proposed dwelling will be accessed from the existing vehicle access from Horsham Road and the existing driveway will lead to the proposed garage/car port building and a new driveway will be installed to reach the proposed dwelling. At least four car parking spaces will be available for the proposed dwelling (with turning) with suitable provision retained for Chancton Down itself. The proposal complies with HDPF policies 40 and 41.

- 7.4 No highway objections were raised in respect of application DC/25/1994 and the Case Officer's report confirms:

'The proposed dwelling would utilise the existing access from Horsham Road, with no alterations proposed. WSCC Highways were satisfied that there are no apparent visibility concerns with the existing point of access and that the proposed development is not anticipated to give rise to a material intensification of use of the access point. The site plan indicates a parking area, which could suitably accommodate at least three car parking spaces according to WSCC Parking Standards. On-site turning appears achievable and there is more than sufficient space available for appropriate car parking and turning of vehicles. There was no objection from WSCC Highways, with the site able to accommodate sufficient parking provision. The Local Highways Authority did not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. It is therefore considered that the proposal would be in accordance with the above policies'.

8.0 CONCLUSION

- 8.1 This Statement supports an application for planning permission which seeks the demolition of the commercial cattery building and the construction of a detached, two-storey dwelling (further north) and a detached garage/car port building (in the location of the existing cattery).
- 8.2 The principle of the creation of a new dwelling at the application site has already been accepted and established and extant planning permission DC/25/1994 (for the conversion of the cattery building into a dwelling) remains a viable 'fall-back' option.
- 8.3 The NPPF requires Councils to demonstrate a five-year supply of housing. As the Council's latest AMR demonstrates just 1.7 year's supply of housing, the tilted balance of NPPF paragraph 11 d) applies to the proposal which should subsequently be considered against the presumption in favour of sustainable development.
- 8.4 Notwithstanding the viable fall-back option in this case, it is demonstrated that the proposed development does not

conflict with NPPF paragraph 11 d) (i). In addition, the proposal complies with 11 d) (ii) because in this case there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the provision of a new home, in a sustainable location, which makes effective use of land and which is of a high-quality design with no harm caused to the visual amenities of the countryside landscape.

- 8.5 It is concluded that the proposal complies with the elements of sustainable development in all respects and in accordance with NPPF paragraphs 11 d) and 39 and HDPF policy 1, planning permission should be granted.