



APPLICATIONS & APPEALS SERVICES

**DEMOLITION OF AGRICULTURAL BARN.
CONSTRUCTION OF A SELF-BUILD DWELLING AS
AN ALTERNATIVE TO APPLICATION DC/25/0774
(PRIOR APPROVAL FOR THE CONVERSION OF
THE AGRICULTURAL BARN TO A SINGLE
DWELLINGHOUSE)
AT**

**KESTREL FARM, HARBOLETS ROAD, WEST
CHILTINGTON, RH20 2LQ**

PLANNING, DESIGN AND ACCESS STATEMENT

JUNE 2026



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1.0 INTRODUCTION

1.1 Planning permission is sought for the demolition of an existing agricultural barn at Kestrel Farm and the construction of a 3 x bedroom self-build dwelling in a similar location. The existing access from Harbolets Road will serve the proposed dwelling and a contained and shed will be removed.

1.2 This planning application is submitted as an alternative to application DC/25/0774 where the Council granted Prior Approval under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the conversion of the same agricultural barn to a single dwelling house (on 03 July 2025).

1.3 This supporting Planning Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;

- **Planning Context** – relevant planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;
- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

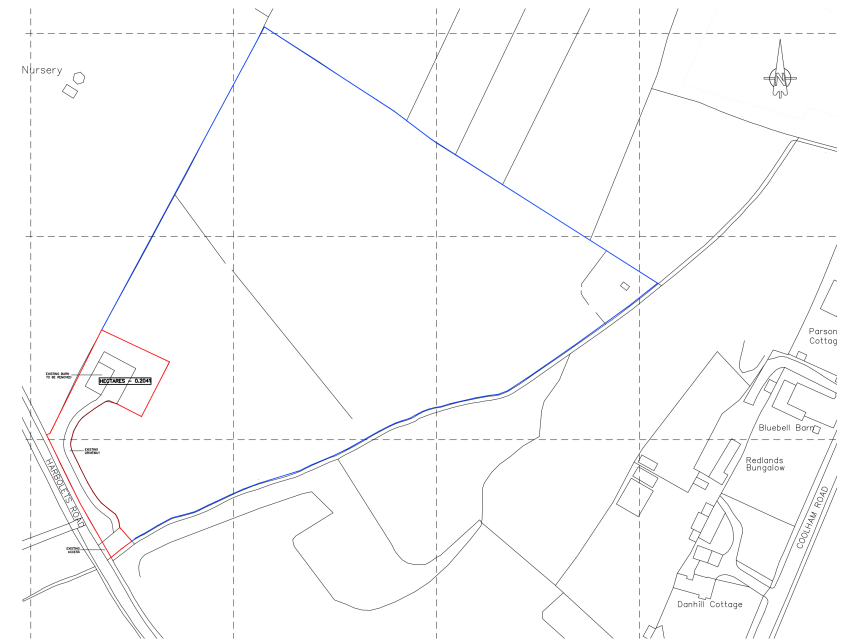
1.4 This Statement demonstrates that the proposed development accords with the relevant planning policies and that it is acceptable in all respects.

2.0 PHYSICAL CONTEXT & PLANNING HISTORY

Physical Context

- 2.1 The application site comprises a modern barn at Kestrel Farm, located to the north east of Harbolets Road (B2133), approximately two miles from West Chilton Common. Kestrel Farm has been owned by the Applicants, Mr and Mrs Sherrard since 2010.
- 2.2 The barn is timber clad and comprises three roller shutter doors to the front elevation. In March 2015 under application DC/15/0496, an Agricultural Prior Notification for the barn and use an agricultural machinery, animal feed and bedding store was issued by the Council. The barn is accessed from Harbolets Road via a gate and formal driveway.
- 2.3 Kestrel Farm is accessed from Harbolets Road and a driveway leads to the front of the barn. Land at Kestrel Farm extends to the north east, east, south and south west and is in general enclosed by mature trees and hedgerows.

Figure 1: Site Location Plan



- 2.4 The following are photographs of the application site:





Planning History

- 2.5 As set out, Prior Approval under the provisions of Class Q of the GPDO was granted by the Council on 03 July 2025 for the conversion of the barn at Kestrels Farm into a dwelling (DC/25/0774). The consent has not been implemented. The relevant details are included at Appendix NJA/1.
- 2.6 Two further cases are included at Appendices NJA/2 and NJA/3 in respect of Elenge Plat and Beacon Hill Croft (both at Colgate) where Horsham District Council first granted planning permission for the conversion of a building to form a dwelling and then later granted permission for the construction of a new build dwelling as an alternative to the previously permitted conversion schemes.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal is for the demolition of the agricultural barn at Kestrels Farm and the construction of a 3 x bedroom self-build dwelling in a similar location but re-orientated so that the principal elevation of the dwelling faces west. A container and shed will be removed.

Figure 2: Proposed Block Plan

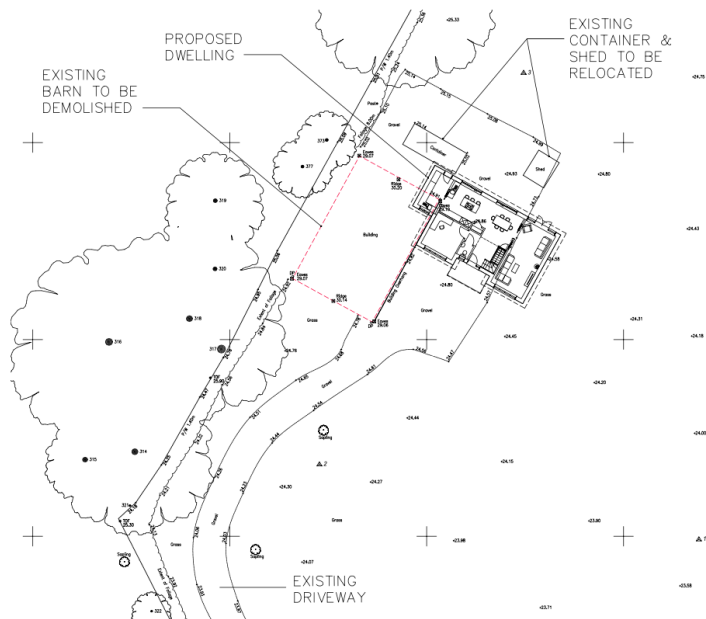


Figure 2: Proposed Floor Plans

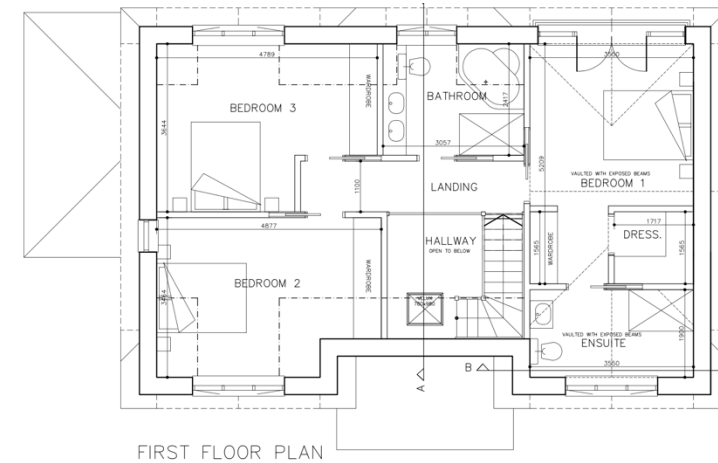
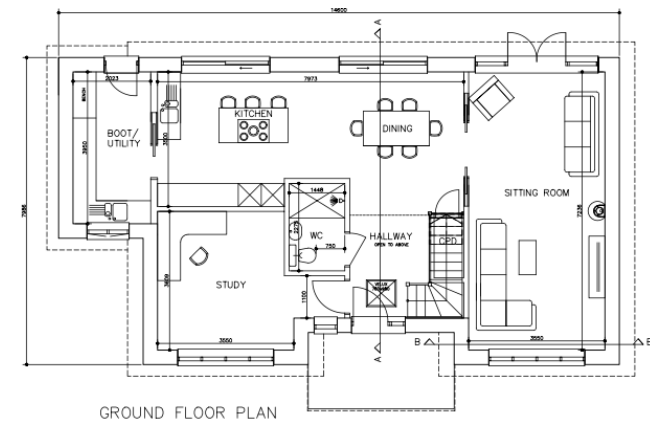
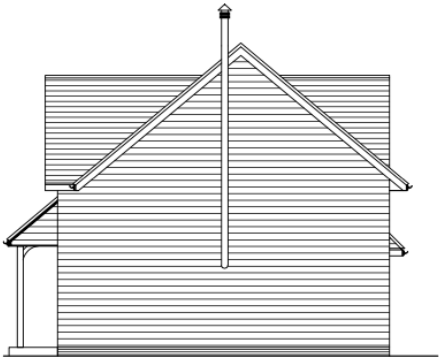


Figure 3: Proposed Elevations



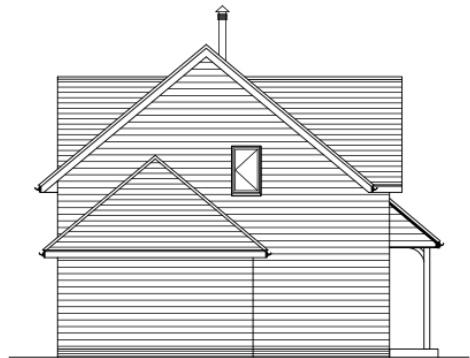
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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'.***

- 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’.***

- 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.

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 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.
- 4.20 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).

- 4.21 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

- 4.22 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.
- 4.23 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.

- 4.24 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.
- 4.25 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

- 4.26 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).

- 4.27 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.
- 4.28 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

- 4.29 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.
- 4.30 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).
- 4.31 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

- 4.32 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

- 4.33 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.
- 4.34 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

- 4.35 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

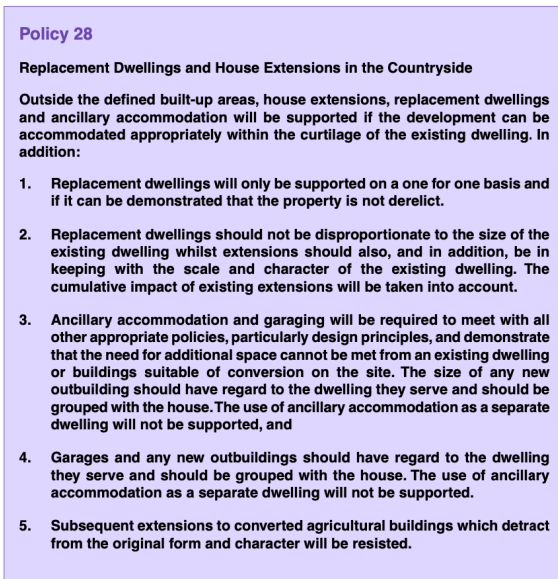
- 4.36 Local planning policy is contained within the Horsham District Planning Framework, November 2015 (HDPF). The following policies are relevant to the proposal:

- Policy 1: Strategic Policy: Sustainable Development
- Policy 2: Strategic Policy: Strategic Development
- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 10: Rural Economic Development
- Policy 15: Strategic Policy: Housing Provision
- Policy 16: Meeting Local Housing Needs
- Policy 24: Strategic Policy: Environmental Protection
- Policy 25: 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: The Quality of New Development
- Policy 35: Climate Change

- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Design and Construction
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.37 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



Emerging Policy

4.38 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 a recent letter dated 04 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.

4.39 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 Pulborough Neighbourhood Plan, remain the adopted development plan documents relevant to the determination of this planning application.

West Chiltington Neighbourhood Plan

4.40 Independent examination of the West Chiltington Parish Council has recently concluded and the final Examiner's report was received on 11 February 2026 and Horsham District Council published a Decision Statement on 20 March 2026. The referendum date for the West Chiltington Neighbourhood Plan is scheduled for 11 June 2026.

4.41 The following policies of the West Chiltington (Post Examination) Neighbourhood Plan 2023 – 2031 are relevant to the proposal:

- Policy H1 – Spatial Strategy and Built up Area Boundaries
- Policy H2 – Land for Housing
- Policy H3 – Quality of Design
- Policy H4 – Windfall Sites
- Policy EH1 – Green Infrastructure and Ecosystems Services
- Policy EH2 – Flooding, Drainage and New Development
- Policy EH3 – Protection of Trees and Hedgerows
- Policy EH4 – Renewable and Low Carbon Energy

- Policy EH6 – Dark Night Skies
- Policy EH8 – Landscape Character and Important Views
- Policy EH9 – Agricultural Land
- Policy EH10 – Settlement Separation
- Policy GA1 – Connection to Sustainable Transport

Relevant Legislation and Case Law

4.42 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).

4.43 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.

- 4.44 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."

- 4.45 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* (2014)). 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.

- 4.46 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) and *Tesco Stores Ltd v Dundee City Council* (2012)).

- 4.47 More recently in *Corbett v Cornwall Council* [2020] 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."

- 4.48 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)

- 4.49 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).
- 4.50 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 demonstrable 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'.***

- 4.51 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.

4.52 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.

4.53 The 'Suffolk Coastal' case (Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP v Cheshire East Borough Council [2017] UKSC 36) 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 (2012 version). This is considered to still apply to the present NPPF.

4.54 The judgement noted the purpose of the NPPF is to have regard to the Development Plan policies unless these are not determined to be up to date. When the most relevant policies are not considered to be up to date, the balance is 'tilted' in favour of the grant of planning permission unless the benefits

are 'significant and demonstrably' outweighed by the adverse effects or where specific policies indicate otherwise. Weight is required to be afforded to such policies in the overall tilted balance (NPPF paragraph 11 d).

4.55 Importantly, the judgement determined that the decision-taker need not concern themselves with the specific reasons as to what is causing a lack of housing supply but attribute weight proportionally to addressing the problem to significantly boost an adequate supply of housing land (as required by NPPF paragraph 61).

Rural Housing (Case Law)

4.56 NPPF paragraph 84 seeks to avoid the development of isolated homes in the countryside unless certain circumstances apply.

4.57 In terms of the provision of housing within the countryside, the 'Braintree' case (Braintree DC v SSCLG [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'.

4.58 In ruling on the case, Lindblom LJ held that, in the context of paragraph 55 of the NPPF 2012 version, '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.

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

4.60 The Court of Appeal's judgment in *Bramshill v SSHCLG* [2021] 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.

4.61 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

4.62 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).

4.63 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, and as set out, 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).

4.64 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).

4.65 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).

4.66 Paragraphs 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).

4.67 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.

4.68 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.

4.69 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).

4.70 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 demonstrably 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

4.71 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.

4.72 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.

4.73 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
- Water neutrality
- Importance of the spatial strategy and settlement hierarchy
- Consideration in principle of applications for housing development
- Applying local plan policies in current circumstances

4.74 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 Deliver Test is 62%. Accordingly, the Council has produced a Housing Delivery Action Plan (paragraph 1.7).

4.75 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).

4.76 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.

4.77 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).

4.78 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.

4.79 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 (where water neutrality is demonstrated). 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)

- 4.80 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 (BNG) 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, in line with the NPPF, 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 within the countryside, outside of a built up area boundary. HDPF policy 26 states that within the countryside development must be essential to its countryside location and must meet certain criteria. In addition, proposals must be of a scale appropriate to its countryside character and location. In addition, Neighbourhood Plan policy H1 states that development proposals will be supported outside of the built-up

area boundaries where they are subject of a specific policy of the plan or need to be in the countryside as per national and local policies.

- 5.5 Planning permission has already been granted for the creation of a single, detached dwelling at the application site via the conversion of the existing building. The permission is extant and is therefore a viable 'fall back' option of considerable weight.
- 5.6 The principle of the creation of a new dwelling at the application site has therefore already been established and as such there should be no objections against NPPF policy 26 and Neighbourhood Plan policy H1. Nevertheless, the following considers the proposal against the relevant planning policies in respect of the supply and location of new homes:

Housing Land Supply

- 5.7 As set out at Section 4, remains the case that 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.

- 5.8 Although the application site is located within the countryside, it is not situated within a protected countryside landscape such as an Area of Outstanding Natural Beauty (AONB) and as of November 2025, Applicants are no longer required to demonstrate that new development is water neutral. As such, there is no conflict with NPPF paragraph 11 d) (i).
- 5.9 This Statement further confirms that as before, 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 thereby also complying with 11 d) (ii).
- 5.10 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

- 5.11 As set out, with particular regard to the spatial strategy of the HDPF, its policies in respect of the supply and location of new homes should be considered out of date (HDPF policies 2, 3, 4, 15 and 26) and less weight should be given to them in the decision making process due to the age of the HDPF and the lack of a five year supply of housing. Nevertheless, the relevant policies of the HDPF in respect of the location of new homes is addressed as follows:
- 5.12 HDPF policy 2 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 Kestrel Farm is located approximately 2 miles to the north east of West Chiltington. The larger settlement of West Chiltington Common is located is approximately 3 miles away.
- 5.15 West Chiltington village and common are together categorised by HDPF policy 3 as a ‘medium’ village, described by the policy as settlements with ***‘a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements’.***
- 5.16 Occupiers of the proposed dwelling will be able to easily access the local services and facilities within West Chiltington village and common, a short distance away. The application site is not therefore remote from a settlement.

5.17 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’.***

5.18 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.

5.19 The proposed construction 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 residential development along Harbolets Road. 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.

5.20 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), it is clear that 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.

5.21 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’.***

5.22 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).

5.23 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.

5.24 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’.*

- 5.25 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.
- 5.26 Kestrel Farm 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. Furthermore, the creation of a dwelling at Kestrel Farm has already been established via the Class Q Prior Approval.
- 5.27 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.
- 5.28 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.

- 5.29 In respect of criterion 5 of the SD PAN and HDPF policy 4, the wider site boundaries at Kestrel Farm are enclosed by an existing defensible boundary and important landscape features will be retained. The proposed dwelling would be close to existing built form and set back from the road so it will not appear as an unduly prominent structure to the site's surroundings.
- 5.30 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.
- 5.31 Given the small scale of development proposed, the fact that the site is not located within 'isolated' countryside, 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 not only with the provisions of NPPF paragraph 11 d) and the presumption in favour of sustainable development but principally having regard to the fact that there is an extant permission already in place for the creation of a dwelling at Kestrel Farm.

- 5.32 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).

Rural Housing and Countryside Impact

- 5.33 It has been acknowledged that 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 As set out, the NPPF supports the provision of rural homes under certain circumstances and paragraph 83 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 growth 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 some new residential development within the rural areas which can help to sustain local rural communities. As such, 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 As set out, the proposed dwelling will be situated close to other residential development and it follows the existing pattern of sporadic development along Harbolets Lane. The proposed dwelling is of a high quality, traditional design which will be appropriately screened and no harm will be caused to the visual amenities of the countryside landscape.

5.37 Whilst the Class Q application DC/25/0774 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/25/0774 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 case studies at Elenge Plat (Appendix NJA/2) and Beacon Hill Croft (Appendix NJA/3) where planning permission was initially granted by Horsham

District Council for the conversion of buildings to a dwelling with subsequent permission granted for the demolition of the same buildings and the construction of a new dwelling in place.

5.39 The Case Officer's reports for Elenge Plat and Beacon Hill Croft 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.

Housing Mix

5.40 The proposed dwelling is a self-build dwelling. 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'**.

5.41 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.

Efficient Use of Land

5.42 Paragraph 124 of the Framework 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.

5.43 The application site is already developed in the form of an existing building of a permanent and substantial construction. The proposed development would make effective use of land that is already development without resulting in any harmful encroachment into the countryside.

Sustainable Development

5.44 The NPPF sets out that there are three key objectives of sustainable development - economic, social and environmental. Each are addressed as follows:

- a) an economic objective – the proposed development is sustainable economically by providing employment during the construction phase which supports the economic objective of sustainable development.
- b) a social objective – the proposal will make a positive contribution towards the supply of much needed new homes within the District thereby complying with the social objective of sustainable development.

- c) an environmental objective – the proposed dwelling will make good use of the site with no harm caused to the visual amenities of the countryside landscape. The new dwelling will comply with modern building regulation requirements it will be well insulated and energy efficient as required by Neighbourhood Plan policy H2 and EH4 – please see the Energy Statement which accompanies this planning application. 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 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 proposal makes efficient use of land that is already developed. The proposed dwelling is wholly contained within the existing, predominantly well-screened site boundaries and set back from Harbolets Lane. 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 use (just one dwelling) will not be unduly intensive and as such, there will be limited and no harmful impact in respect of noise. The proposed dwelling sited sufficiently away from other residential development and no harm will be caused to neighbouring residential amenity. 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;*

6.6 The scale, mass and appearance of the proposed dwelling is appropriate to the context of the site and its location and is comparable in size to the existing barn. The proposed dwelling relates appropriately and sympathetically to the setting of the site (it will be viewed against the backdrop of mature trees along the northern boundary) and it will not appear as an unduly prominent addition to any countryside views. 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;*

6.7 As set out, the wider boundaries to Kestrel Farm are enclosed by mature trees and hedgerows and the site is not situated within a prominent countryside location. The proposed development will have no adverse impact upon the character and appearance of the area outside of the application site. 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;*

6.8 The proposed materials are of a high quality (including horizontal timber boarding to the elevations) and are

appropriate to the rural setting. There is as such no conflict 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;

6.9 The specific details of hard and soft landscaping can be agreed by condition in the normal way and no harm will be caused to important trees or important natural features. The proposal 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.

6.10 The design of the proposed dwelling is appropriately laid out to ensure sufficient daylighting. It will also be well insulated and energy efficient. The proposal complies with criterion 7.

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;

6.11 There is more than sufficient car parking space proposed on site for the proposed dwelling and therefore the proposal complies with criterion 8.

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour 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 amenity 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 application site is safe and secure having regard to criterion 9 and there are no implications in respect of criterions 10 and 11. Overall the proposal complies with HDPF Policies 32 and 33 and Neighbourhood Plan policy H3 in respect of design together HDPF policies 25, 26 and 30 and Neighbourhood Plan policies EH6 (external lighting may be agreed by condition) and EH8 in the protection of landscape character.
- 6.13 Having regard to Neighbourhood Plan policy EH9, as there is a fall-back residential consent, there is no conflict with this policy in respect of agricultural land.

Biodiversity and Trees

- 6.14 HDPF policy 31 requires development proposals to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. Development should not have a direct or indirect adverse impact on sites or features for biodiversity.
- 6.15 This planning application is accompanied by a Preliminary Ecological Appraisal and a Bat Survey which cover the necessary requirements of the NPPF, HDPF policy 31 and Neighbourhood Plan policy EH1 in respect of the protection and enhancement of ecology and biodiversity.
- 6.16 This planning application is also accompanied by an Arboricultural Report, tree survey and tree protection plans confirming that the proposal will not have a detrimental effect on trees. The proposal complies with Neighbourhood Plan policy EH3.

7.0 ACCESS AND CAR PARKING PROVISION

- 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 (Sustainable Transport) 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. HDPF Policy 41 states (inter alia) that adequate car parking must be provided within new developments.
- 7.3 The proposed dwelling will be accessed via the existing entrance from Harbolets Road and sufficient driveway parking (and turning) space will be provided for at least 3 vehicles which is appropriate provision for a 3 x bedroom dwelling. The proposal complies with HDPF policies 40 and 41 and no objections in this respect were raised by the Council in consideration of the previous proposal.

8.0 CONCLUSIONS

- 8.1 Planning permission is sought for the demolition of the existing agricultural barn at Kestrel Farm and the construction of a 3 x bedroom self-build dwelling. This planning application is an alternative to application DC/25/0774 where the Council granted Prior Approval for the conversion of the barn into a dwelling on 03 July 2025.
- 8.2 The principle of the creation of a new dwelling at the application site has already been established and extant application DC/25/0774 remains a viable 'fall-back' option.
- 8.3 The NPPF updated in December 2024 places a greater emphasis on the need for Councils to demonstrate a five-year supply of housing including changes to the standard method. 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 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.