



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0500

Vine Ridge House , Broadford Bridge Road, West Chiltington, West Sussex, RH20 2LD

DESCRIPTION:

Demolition of existing dwelling and storage/stable building and erection of replacement dwelling, basement and ancillary 3 bay garage with accommodation over.

RELEVANT PLANNING HISTORY:

DC/21/1164	Demolition of existing dwelling and storage/stable building and erection of replacement dwelling, basement and with ancillary 3 bay garage with accommodation over. (Renewal of Extant consent under DC/18/2423)	Application Permitted on 20.07.2021
DC/24/0223	Demolition of existing dwelling and storage/stable building and erection of a replacement dwelling, basement and with ancillary 3 bay garage with accommodation above. Renewal of consent under DC/21/1164.	Application Permitted on 13.06.2024

DESCRIPTION OF THE SITE

The application site is positioned to the east of Broadford Bridge Road, outside of any designated built-up area boundary. The site is positioned in open countryside, with the neighbouring properties located at a distance to the west. The application dwelling sits on the apex of a slope which ascends from north to the south, with a stable building/workshop positioned to the south-east of the application dwelling, set on lower ground. The site is bound by post and rail fencing, with woodland positioned to the east.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the replacement of the existing dwelling with a 3-storey dwelling, and the replacement with the existing detached stable/store with a detached ancillary building. The application is a resubmission of the development approved under planning reference DC/24/0223. No alterations are proposed to the development, with the local planning policy context remaining the same as previously considered.

The proposal would comprise a 'T' shaped three storey dwelling, with the basement level built within the contours of the land. The proposed dwelling would measure to a length of 19.5m and a total depth of 11.94m and would incorporate a hipped roof measuring to an overall height of 7.5m above the highest ground level. The proposal would incorporate 4 no. pitched roof dormers within the north and south elevations. The dwelling would be finished in timber cladding with clay tile roof, with a two storey half-hipped projecting extending from the north and south elevations. The dwelling would amount to a total footprint of 176qm, with a total internal floor area of 456.9sqm. The proposal would incorporate a games room/gym, guest suite, plant room, wine cellar, cinema room to the basement, a living room, kitchen/dining room, snug, study, boot room, and downstairs WC; with 3 no. bedrooms with ensembles and lounge on the first floor.

The proposed detached building would measure to a length of 13m and a depth of 7m and would incorporate a pitched roof extending to an overall height of 6.75m above the highest ground level. The proposal would include the provision of 4 no. pitched roof dormers to the east and west elevations, with an external access door to the upper floor positioned on the east elevation and accessed through an

external staircase. The building would be finished in brick and horizontal cladding and would be set below the surrounding ground level.

The building would be finished in brick and horizontal cladding and would provide 3 no. garage bays with secure machinery store to the ground floor, with home office and gym to the upper floor.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

West Chiltington Parish Neighbourhood Plan is currently in progress:-

Policy H2: Quality of Design
Policy H7: Outdoor Space
Policy H8: Attention to Detail
Policy EH1: Built Up Area Boundary
Policy GA3: Parking and New Development

Parish Design Statement:

West Chiltington Parish Design Statement

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

WSCC Highways: No Objection

Changes proposed over previous application are unlikely to have a significant impact on the public highway. No changes are proposed to the existing access. No highway objection.

Southern Water: No Objection – standard informative.

PUBLIC CONSULTATIONS:

Representations:

None Received

Parish Comments:

None Received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

The application is a resubmission of the development approved under planning reference DC/24/0223. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policy 28 of the HDPF states that outside built-up area boundaries, replacement dwellings will be supported where the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, and if it can be demonstrated that the building is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.

Policy H1 of the draft West Chiltington Neighbourhood Plan states that development proposals will only be allowed on land outside of the built-up area boundary if it is subject of a specific policy in the Neighbourhood Plan or can demonstrate a need to be located in the countryside as set out in national and local policies.

The application site has an extensive history, with the site originally utilised for agricultural and equestrian purposes. The application dwelling was initially constructed as an agricultural barn and was subject of a retrospective change of use to residential in 2005. As part of this permission, an equestrian condition was imposed restricting the dwelling so that it was inhabited by a person employed in connection with the stud farm on the site. A Lawful Development Certificate was issued under DC/17/0207 confirming that the dwelling has been occupied in breach of this condition for more than 10 years. As such, the application dwelling consists of an unrestricted residential dwelling.

Previous applications under references DC/18/0179, DC/18/1135, DC/21/1164 and DC/24/0223 gave permission for a replacement two-storey dwelling and replacement detached garage building respectively, with the current proposal seeking to renew the extant permission. Therefore, the principle of a replacement dwelling and detached ancillary building on the site is acceptable, subject to compliance with the relevant policies within the HDPF.

Design and Appearance:

The application is a resubmission of the development approved under planning reference DC/24/0223. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy H3 of the West Chiltington Neighbourhood Plan states that proposals for new housing must be of a high quality, be energy efficient and designed to reflect local character, and reinforce where appropriate, local distinctiveness.

Previous applications under references DC/18/0179, DC/18/1135, DC/21/1164 and DC/24/0223 gave permission for a replacement two-storey dwelling and replacement detached garage building respectively. The proposed dwelling was considered to be of a design and vernacular that would reflect the rural locality. While it was noted that the proposal would be of a greater scale, mass and bulk than the existing dwelling, it was considered that the proposal sat appropriately within the curtilage and would not appear as an overtly prominent or dominant addition. In addition, it was considered that while the proposed detached building would result in a large built form, it was acknowledged that the existing stable building is of a much larger footprint than that proposed. The proposed detached building would be set down from the main dwelling and would not be visible from wider views. It was therefore considered that the proposed detached building would be of a reasonable size within the context of the site curtilage and would be of a form and appearance that appropriately reflect the rural character of the locality.

The proposed dwelling would be of a similar scale, massing, and bulk to that previously approved under planning reference DC/24/0223. It is therefore considered on balance that the proposed dwelling would be of a scale, massing, and form that would sit appropriately within the context of the site and would relate sympathetically to the rural character of the area.

The proposed detached ancillary building would be of matching scale, form, and appearance to that approved under planning reference DC/24/0223. It is therefore considered that the proposed detached building would be of a reasonable size within the context of the site curtilage and would be of a form and appearance that appropriately reflect the rural character of the locality.

It is therefore considered that the proposed development would relate sympathetically to the character and appearance of the site and surroundings, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Residential Amenity:

The application is a resubmission of the development approved under planning reference DC/24/0223. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

Given the isolated nature of the site in the context of the surroundings, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties, or users of surrounding land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policies 40 and 41 of the Horsham District Planning Framework state that development should provide a safe and adequate access, suitable for all users.

The application is a resubmission of the development approved under planning reference DC/24/0223. No alterations are proposed to the development, with the planning policy context remaining the same as previously considered.

The proposed development would be set back from the public highway and would utilise an established hardstanding and driveway to the existing dwelling and building. In this context, the proposed development is not considered to result in harm to the function or safety of the public highway. In addition, it is considered that the proposed development is of an appropriate size for the proposed use. It is therefore considered that the development would provide safe and adequate access, suitable for all users in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Water Neutrality:

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

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

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

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

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

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed development is considered acceptable in principle and is considered to relate sympathetically to the character and appearance of the site and surroundings and is not considered to result in harm to the amenities of neighbouring properties or the function of the public highway. It is therefore considered that the proposal accords with Policies 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	617.5	144.27	617.5
	Total Gain		144.27
	Total Demolition		473.23

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

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

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

- 3 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 11 **Post Occupation Condition:** Upon the occupation of the building hereby permitted the existing dwelling shall cease to be used for any purpose whatsoever and within a period of 1 month thereafter such existing building(s) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The detached garage building hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Vine Ridge House as a dwelling and not for any other purpose without the express consent of the Local Planning Authority.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units contrary to Policies 3, 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/0500

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

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	1405/17/P/20	23.03.2026
Plans	Floor Plans, and Elevations, Roof Plan Block Plan [Proposed]	1405/17/P/21B	23.03.2026
Floor plan	Existing Floor Plans	1405/17/P/22	23.03.2026
Elevation plan	Existing Elevations	1405/17/P/23	23.03.2026
Plans	Floor Plans, and Elevations [Proposed Gym/Games Room & Store]	1405/17/P/24	23.03.2026
Plans	Existing Plans & Elevations [To Be Replaced]	1405/17/P/25	23.03.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.05.2026

Authorising Officer sign/initial Robert Hermitage Date: 18.05.2026