



APPLICATIONS & APPEALS SERVICES

**HIGH CHAPARRAL, LONDON ROAD,
WASHINGTON, WEST SUSSEX, RH20 3BP**

**SUPPORTING PLANNING & DESIGN AND
ACCESS STATEMENT FOR PERMISSION IN
PRINCIPLE**

AUGUST 2025



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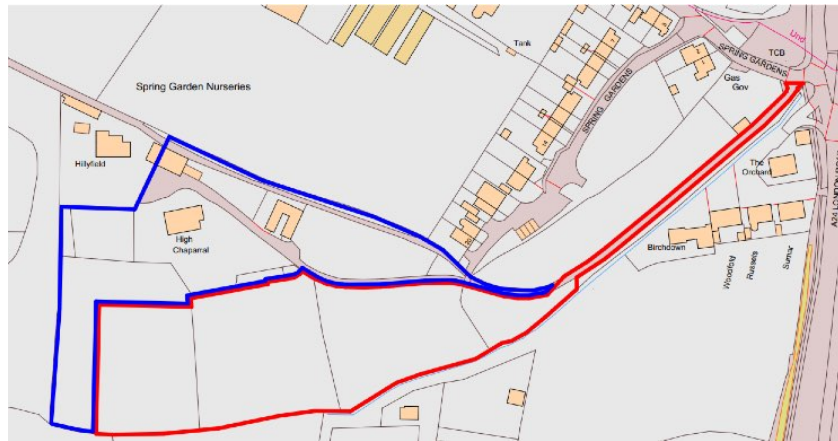
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1. INTRODUCTION

- 1.1 Planning permission in principle (PIP) is sought for the construction of 4no. two-storey dwellings at land at High Chaparral, Washington.

Figure 1: Site Location Plan



Source: Philips Surveyors (2025)

- 1.2 This planning application is submitted as a 'Permission in Principle' to establish that the site is suitable for the type of residential development proposed. Whilst drawings have

been provided, the details of the proposed development will be considered under a separate technical details consent.

- 1.3 This supporting Planning Statement demonstrates that the proposed development accords in principle with the relevant provisions of the National Planning Policy Framework (NPPF) December 2024 and the Council's Development Plan.

- 1.4 This application is being submitted in the context of the Council's emerging Local Plan not yet being adopted (it is due to be withdrawn at time of writing) and therefore in light of the under provision of housing within the District, significant weight should be given to the Council's Facilitating Appropriate Development (FAD) guidance. This document should be considered along with the relevant policies of the NPPF and in particular, the presumption in favour of sustainable development.

- 1.5 Additionally, the Council has issued an updated Authority Monitoring Report (AMR) for the period 1st April 2023 - 31st March 2024 (published 30 April 2025). This confirms that the

Council's five-year housing land supply has dropped to just **1.0 year supply**.

- 1.6 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant planning permission in principle.

2. PHYSICAL CONTEXT & PLANNING HISTORY

Physical Context

- 2.1 The application site is formed by 0.99 hectares of paddock land situated to the south of the residential dwelling known as High Chaparral. The proposed dwellings would be located on the undeveloped land currently located within the extensive curtilage of High Chaparral.
- 2.2 The boundaries of the site are formed by mature hedgerows and trees. To the north is the existing High Chaparral and neighbouring dwelling Hilly Field. Further north of these dwellings is the Spring Garden Nursery and Farm shop. To the northeast of the site is Spring Gardens, a residential cul-de-sac containing approximately 20no. dwellings. The east of the site adjoins the A24. The southern boundary abuts undeveloped land as well as the commercial centre housing Bell Leisure Swimming Pools. Woodland is located to the west of the site.

- 2.3 The existing site access to High Chaparral is located on the London Road, close to its junction with the A24 dual carriageway. The access is also a public footpath. To the south of the access are five residential dwellings. This existing access route would be utilised by the proposed dwellings until it forks into a separate access road for sole use by the proposed dwellings.
- 2.4 The site lies to the south of Ashington, which is a medium sized village for the purposes of the settlement hierarchy identified under Policy 3 of the HDPF. Washington is a smaller settlement that is around 1.5km to the south of the site and it is an unclassified settlement for the purposes of Policy 3. The site is therefore outside a built up area boundary (BUAB) recognised by the HDPF.
- 2.5 The site is not subject to any environmental designations for its landscape or ecological value. It is also wholly located in Flood Zone 1. The application site contains some existing trees, none of which are covered by Tree Protection Orders. There are no listed buildings within close proximity to the site and it is not located within a Conservation Area.

2.6 Photographs of the application site are provided below:



Existing Site Looking East



Existing Site Looking North



Existing Site Looking South



Existing driveway to be utilised, a separate access road will be provided off this road

Planning History

2.7 The following applications are the relevant planning history for High Chaparral, Washington:

- WS/20/00 – Sand school. *Approved 26 June 2000.*
- DC/06/0479 - Erection of stables. *Approved 31 March 2006.*
- DC/16/1963 - Outline application for the erection of 4x2 bed semi detached dwellings, 1x3 bed detached dwelling and 2x5 bed detached dwellings. Construction of access road and provision of garage parking with all matters reserved except for access. *Application Refused 16 November 2016. Appeal Dismissed 29 August 2017 (ref. APP/Z3825/W/17/3174758).*

2.8 This current scheme is significantly more sympathetic to its countryside location compared to the previously refused application (ref: DC/16/1963). The reasons for refusal and

further details on how this scheme overcomes them are provided below.

Reason for Refusal 1

“The proposed development would be located outside of a built-up area boundary on a site not allocated for development within the Horsham District Planning Framework, or in an adopted Neighbourhood Development Plan. The proposed development would therefore be inconsistent with the overarching strategy for development set out within the Horsham District Planning Framework. The proposed development is therefore contrary to Policies 1, 2, 3 and 4 of the Horsham District Planning Framework (2015) and to the National Planning Policy Framework (2012)”

2.9 As set out in section 5 the Council cannot demonstrate an appropriate supply of housing and the Council has now published a ‘Facilitating Appropriate Development’ (FAD). The FAD does not contain the requirement for sites to be allocated for development in the Local or Neighbourhood Plan and acknowledges that the Council is likely to receive

applications for residential development outside of the defined built up area boundaries and on unallocated sites. Paragraph 5.7 of the FAD sets out that the Council will consider such proposals positively where the criteria is met. It is demonstrated below at Section 5 that the proposed development meets the criteria. As such, with the adopted FAD in place the site not being allocated in the Local or Neighbourhood Plan does not form a reason for refusal.

Reason for Refusal 2

‘The site lies within a rural location outside the limits of any existing settlement and does not constitute a use considered essential to such a countryside location. The proposal would therefore conflict with Paragraph 55 of the National Planning Policy Framework, and with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015)’

- 2.10 It has been demonstrated the site offers an envelope for development in the countryside and its setting is not intrinsically rural. The site is not ‘physically’ isolated from development due to the presence of the existing dwellings,

High Chapparral, Hilly Fields and those on Spring Gardens along with the commercial premises of Bell Leisure Swimming Pools and Spring Garden Nursery surrounding the site. The Planning Inspector for the appeal (ref: APP/Z3825/W/17/3174758) agreed with this position “***The houses would be located near existing housing and commercial premises and their occupiers would have some access to modes of travel other than private motor vehicles. I therefore consider that in paragraph 55’s terms this would not be an isolated location for additional homes.***” As such, the site is not located within a rural isolated location given the significant development surrounding the site.

Reason for Refusal 3

‘The proposed dwellings by reason of their siting, plot subdivision and associated domestic paraphernalia would be out of keeping with the character of the area and would represent a form of development which would be detrimental to the rural appearance of the area. The proposal therefore conflicts with Paragraph 64 of the National Planning Policy

Framework, and Policies 25, 26, 30 and 33 of the Horsham District Planning Framework (2015).'

- 2.11 The proposed number of dwellings has been reduced to 4.no, each dwelling would sit within a large, carefully landscaped plot to retain the natural features of the site as much as possible. The Planning Inspector concluded “***The site sits in a hollow and its southern boundary is marked by mature hedging and trees. The development would therefore be quite well self-contained.***” Additionally, no trees would be removed as part of the proposal and further tree planting can be secured if required. A large strip of land to the south of access driveway is due to be retained to ensure the character of the area is maintained and enhanced.

Reason for Refusal 4

‘The provision of affordable housing and contributions to infrastructure improvements/provision must be secured by way of a Legal Agreement. No completed Agreement is in place and therefore there is no means by which to secure these policy requirements. As such, the proposal is contrary

to Policies 16 and 39 of the Horsham District Planning Framework 92015) and to the National Planning Policy Framework, in particular Paragraph 50.’

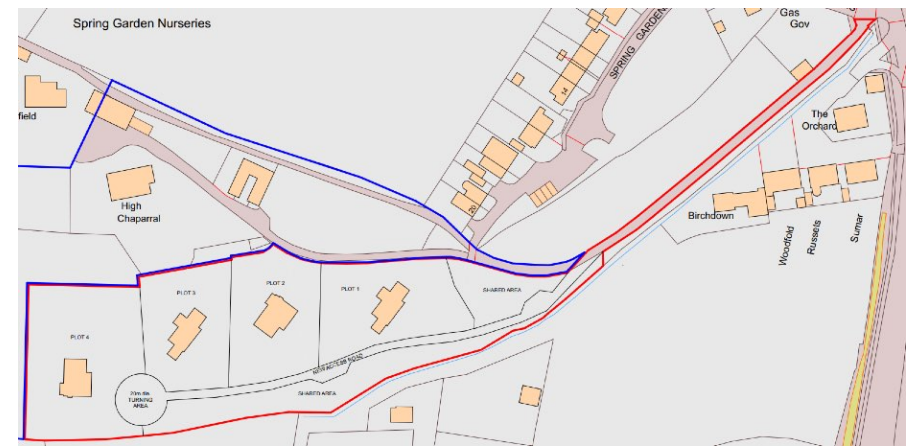
- 2.12 The relevant contribution towards affordable housing can be secured during the technical planning application if the permission in principle is granted by the Council.

3. PROPOSAL

- 3.1 Permission in principle is sought for the construction of 4no. two-storey dwellings on the current paddock land to the south of High Chaparral. The existing access road utilised by High Chaparral and the neighbouring property Hilly Field would continue to be utilised and a separate private access road with turning area would then be provided off this road to serve the dwellings.
- 3.2 The proposed dwellings would be high-quality traditional barn style dwellings, that complement their countryside location. The dwellings would be set within large plots running east to west, the plots would be divided using native hedgerows and fencing. The total gross internal floor area would be 943.8m². The dwellings would sit centrally in their plots with sufficient amenity space and landscaping to screen the dwellings from each other and the existing dwellings. No trees are proposed to be lost as a result of the development, and additional trees would be planted at the rear of each plot.

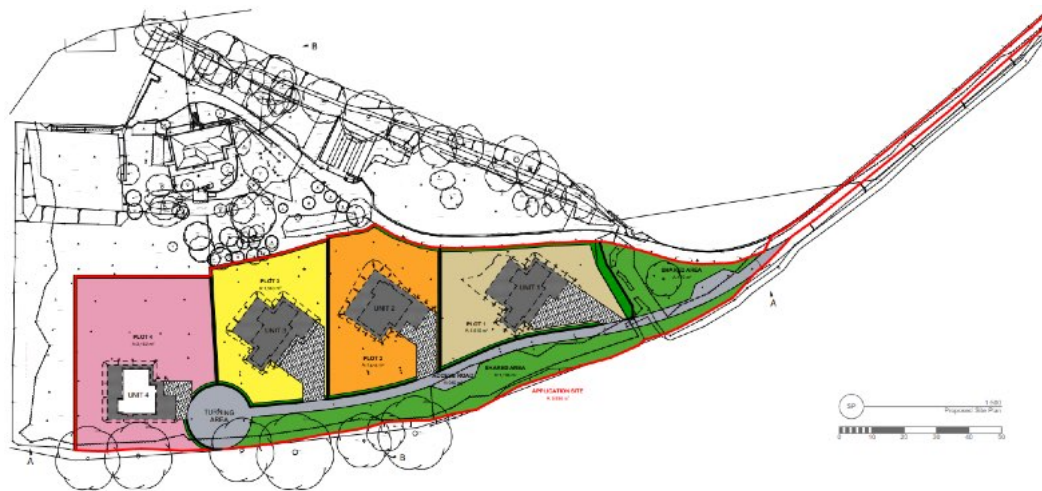
- 3.3 The topography of the site combined with the considered ridge lines also ensures the outlook for High Chaparral and the neighbouring property Hilly Field will remain unaltered.
- 3.4 Private driveways would be paved in a semi-permeable surface. Car parking would be provided within a connected garage and on the proposed driveway.

Figure 3.1 – Proposed Site Layout Plan



Source: Philips Surveyors (2025)

Figure 3.2 – Proposed Site Layout Plan



Source: Philps Surveyors (2025)

Figure 3.3 – Proposed Visualisations



Source: Philps Surveyors (2025)

4. 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 Wales 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.
- 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 Paragraph 12 of the Framework states that ***'The presumption in favour of sustainable development does not change the statutory status of the development plan***

as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'.

Plan and Decision Making

- 4.6 Paragraph 34 requires local plans and spatial development strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In particular, '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 future'.

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

Housing Provision

4.8 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'.

4.9 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. Within this context, paragraph 64 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies.

4.10 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.

4.11 Paragraph 73 sets out that ***'Small and medium sized sites can make an important contribution to meeting the***

housing requirement of an area, and are often built out relatively quickly’.

- 4.12 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.
- 4.13 In rural areas, 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).
- 4.14 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

- 4.15 Paragraph 109 requires transport issues to be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This is to ensure that (inter alia) the potential impacts of development on transport networks can be addressed.
- 4.16 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.
- 4.17 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 would be severe’.***

Effective Use of Land

- 4.18 Paragraph 124 requires planning policies and decisions 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.
- 4.19 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Furthermore, paragraph 128 sets out that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans where this would help to meet identified needs.
- 4.20 Paragraph 129 states that ***'Planning policies and decisions should support development that makes efficient use of land.....'***

Design

- 4.21 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).

- 4.22 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.
- 4.23 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

- 4.24 Paragraph 161 requires the planning system to support the transit to a low carbon future and to taking into account flood risk. New development should be planned in ways which avoid increased vulnerability to the range of impacts arising from climate change (paragraph 164).

Countryside

- 4.25 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural local environment by: (inter alia) **‘recognising the intrinsic character and beauty of the countryside....’.**
- 4.26 Paragraph 189 sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Biodiversity

- 4.27 Paragraph 192 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 193 states that when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for.

Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Ground Conditions and Pollution

- 4.28 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).
- 4.29 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).

National Planning Practice Guidance (NPPG)

- 4.30 The Government's PPG has been revised and updated since 2014 and it is to be read alongside the NPPF. In respect of the provision of rural housing, the PPG recognises that people living in rural areas can face particular challenges in terms of housing supply and affordability, while the location of new housing can also be important for the broader sustainability of rural communities (paragraph 009 Reference ID:67-009-20190722).
- 4.31 The PPG further states that ***'The nature of rural housing needs to be reflected in the spatial strategy set out in relevant policies, including the housing requirement figures for any designated rural areas. A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness. A neighbourhood plan can allocate additional sites to those identified in ad adopted plan so***

long at the neighbourhood plan meets the basis conditions’.

Horsham District Planning Framework (2015)

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

- Policy 1: 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 24: Strategic Policy: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity

- Policy 32: 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 39: Strategic Policy: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking

Relevant Legislation

4.39 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).

4.40 Specifically, section 70 (2) of the Town and Country Planning Act 1990 states:

"In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,***
- b) And local finance considerations, so far as material to the application, and***
- c) Any other material considerations."***

4.41 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."

4.42 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 (Stratford on Avon v SSCLG [2014] JPL 104). 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. The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility: Cala Homes (South) Limited v SSCLG [2011] JPL 1458 and Tesco Stores Ltd v Dundee City Council [2012] 2 P.&C.R. 9.

4.43 More recently in Corbett v Cornwall Council [2020] EWCA Civ 508 the appeal court Judge emphasised the importance of considering the plan as a whole when he said;

'Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to

accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker'.

that the protection of only private interests (such as the impact of a development on the value of a neighbouring property or loss of private rights to light) could not be material considerations.

4.44 Paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance (PPG) 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'.***

4.45 In respect of what constitutes a material planning consideration, the PPG states that this is one that is relevant to making the planning decision and that the scope of what can constitute a material consideration is very wide. However, in general, the Courts have taken the view that planning is concerned with land use and public interest, so

5. PLANNING POLICY APPRAISAL: 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). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay’.***
- 5.3 HDPF Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development

contained within the NPPF. Therefore, planning applications that accord with the policies of the HDPF will be approved without delay (unless material considerations indicate otherwise). Where there are no policies relevant to the application, or relevant policies are out of date, Policy 1 states that the:

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

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

5.4 The application site is located outside of the settlement boundary of Washington, as such, the site is located within the countryside in planning policy terms.

5.5 HDPF policy 26 seeks to protect the countryside from inappropriate development and states that new development must meet one of the following criteria:

- 1. 'Support the needs of agriculture or forestry;**
- 2. Enable the extraction of minerals or the disposal of waste;**
- 3. Provide for quiet informal recreational use; or**
- 4. Enable the sustainable development of rural areas'.**

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

5.7 The design of the proposed dwellings to the south of High Chaparral will be in keeping with High Chaparral and Hilly Field. Additionally, its impact upon the visual amenities of the countryside will be minimal due to the presence of existing mature vegetation and the topography of the site.

5.8 Whilst it is acknowledged the site's location is within the countryside, for the reasons described within this Statement, the site is considered to be sustainably located and there are a number of material planning considerations that weigh heavily in favour of the proposal when considered in the planning balance. These matters are addressed as follows.

Housing Land Supply

5.9 As set out at Section 4, it remains the case that the Council is unable to demonstrate a five-year supply of housing as required by the NPPF. The latest AMR confirms that the Council can demonstrate only 1.0 year. As a result, it is reiterated that the Council's policies in respect of the supply and location of new homes (HDPF policies 2, 3, 4, 15 and 26)

are out of date and the tilted balance of NPPF paragraph 11 d) is engaged.

- 5.10 Although the application site is located within the countryside, it is not situated within a protected countryside landscape such as an Area of Outstanding Natural Beauty (AONB) and water neutrality will be demonstrated in the technical application once the principle of development is established. As such, there is no conflict with NPPF paragraph 11 d)(i). This Statement further confirms that overall there are no adverse impacts of granting planning permission in principle for the proposal that would significantly and demonstrably outweigh the benefits of the provision of new homes.
- 5.11 The proposal 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 and are often built-out relatively quickly’***. Furthermore, the proposal will provide for new homes within

the rural area; such homes help to support rural communities (NPPF paragraph 83).

Location and Facilitating Appropriate Development

- 5.12 In terms of the Council’s spatial strategy, Policy 2 of the HDPF seeks to maintain the rural character of the District and states that new development should be focused in and around ***‘the key settlement of Horsham’*** with growth in the rest of the District in accordance with the settlement hierarchy set out at HDPF Policy 3 and also in accordance with HDPF Policy 4.
- 5.13 Importantly, the NPPF paragraph 110 requires the planning system to actively manage patterns of growth but states that it should 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’***. Similarly, the West Sussex Transport Plan (2011-2026) notes the difference in application and expectations between urban and rural areas accepting that the reliance on the car is greatest in rural

communities and different considerations and flexibility should be applied to the provision of new housing within rural areas.

- 5.14 The scale of development is small and the proposal will not result in a significant increase in vehicle movements within the rural area. In this case, the day to day needs of the occupiers may be met with short journeys and this does not represent an unusual pattern of vehicle movements in the rural area.
- 5.15 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) the site is not 'physically' isolated from development due to the presence of the existing dwellings and commercial premises surrounding the site. The new dwellings will not be remote from other built form as it will be situated adjacent to High Chaparral, Hilly Field and with close proximity to the circa 20no. dwellings in Spring Gardens to the north east of the site.
- 5.16 The application site's location within the countryside does not necessarily make it 'unsustainable' simply by definition and

the proposal will not create unsustainable travel patterns given the site's proximity to nearby settlements and links to public transport.

- 5.17 The dwellings will be carefully designed to ensure they are of an appropriate height, scale and siting, in keeping with the nearby dwellings and respectful of the spacious character of the area. As such, the proposed dwellings would not be isolated from other development or from a settlement and local community.
- 5.18 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 (BUAB), 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'***

5.19 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).

5.20 Given the fact that the Council cannot demonstrate an appropriate supply of housing, the Council's FAD 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. Given this, it is repeated that paragraph 5.7 of the FAD sets out that the Council will consider such proposals positively where the following criteria is met. The proposed development meets the below criteria (text in bold italics) as set out below. The below 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.

1. ***'The site adjoins the existing settlement edge as defined by the BUAB;***

It is acknowledged the application site does not adjoin a BUAB, however it is not an isolated site within the

countryside. As previously set out it is located adjacent to High Chaparral and Hilly Field and the dwellings in Spring Garden are located to the north east. Bell Leisure Swimming Pools and Spring Garden Nursery are also within close proximity to the site and provide a development envelope. As such, development of the site for residential dwellings which already sits within built development in the countryside is sustainable.

2. The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;

Four dwellings are proposed, the low density of development is wholly appropriate to the settlement and location within the countryside but adjacent to other built form.

3. The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;

The proposed development meets local housing needs in respect of the clear need for new housing within the District through windfall development. The occupants of the dwellings will support the facilities and services within Washington, Ashington, Storrington and other local settlements.

4. The impact of the development either individually or cumulatively does not prejudice comprehensive long-term development; and

The site once developed will form a defensible boundary for further development and is not of a scale to facilitate comprehensive, long-term development.

5. The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced'

The site is a distinctively self-contained area which is visually separated from the wider countryside. The development is wholly contained within an existing

defensible boundaries and important landscape features will be retained and enhanced by new landscaping (to be agreed by the technical planning application). The development aligns with the defensible boundary formed by the existing mature boundaries that line the site, creating an appropriate development plot.

- 5.21 The application site is considered to be sustainably located and in a suitable position to accommodate a new dwelling without conflicting with the Council's development strategy in this regard.
- 5.22 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.
- 5.23 Given the small scale of development proposed, the sustainable location of the application site and the lack of any harm caused to the visual amenities of the countryside

landscape (as further addressed within this Statement) the proposal does not conflict with the overarching principles of the Council's development strategy or the Council's FAD. Similarly, there is also no overriding conflict with HDPF Policy 26 in respect of its intention to protect the countryside from inappropriate development.

Rural Housing and Countryside Impact

- 5.24 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'***.
- 5.25 The NPPF supports the provision of rural homes at paragraph 83 where it states:

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to 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’.

- 5.26 This recognises the importance of allowing 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).
- 5.27 As set out, the proposed dwellings will be situated to the south of High Chaparral. The site is screened on all boundaries and screening will be implemented between the proposed dwellings.

- 5.28 The proposed dwellings will be well designed and of an appropriate height, scale and mass to ensure that they will not appear as an unduly prominent feature within the countryside landscape and that the visual amenities of the rural area will be protected.
- 5.29 Four dwellings will not result in any significant increase in the overall level of activity within the countryside. Furthermore, and as set out, given the proximity of the site to existing dwellings High Chaparral, Hilly Fields and the dwellings in Spring Gardens, the dwellings will not appear at odds with the context of the site’s surroundings. The proposal complies with policy 26 in respect of its requirement for proposals to be of a scale appropriate to the countryside character and location and to protect/conservate/enhance key features and characteristics of the landscape character.

Efficient Use of Land

- 5.30 Paragraph 124 of the NPPF states that ***‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while***

safeguarding and improving the environment and ensuring safe and healthy living conditions’.

Case Studies

1. DC/22/2250 - Cowfold Lodge Cottage, Cowfold

- 5.31 Planning permission was granted at appeal for the construction of a log style dwelling at Cowfold Lodge Cottage, near Cowfold (see Appendix NJA/1). Cowfold Lodge is located outside of the settlement boundary of Cowfold, a ‘Medium Village’ with a moderate level of services and facilities. The Planning Inspector found that the site was not in isolated countryside and that the appearance of the dwelling (a log cabin design) would not be inappropriate to the rural area and close to other buildings.
- 5.32 Whilst the Planning Inspector found that there would be some harm to the character and appearance of the area by way of a reduction in the openness of the countryside (and thereby resulting in conflict with HDPF policies 25, 26, 32 and 33), as the site is not isolated and the dwelling would not be unduly prominent, this harm would be modest.

- 5.33 In respect of location, the Planning Inspector found that the site would not be in a suitable location when judged against the policies of the HDPF but gave weight to the Council’s deficient housing land supply situation. The Planning Inspector found that the proposed dwelling would contribute towards the much needed supply of houses noting that:

‘Small sites can often be built-out relatively quickly and in this case the appellant intends to occupy the dwelling. There would be economic benefits arising from construction to spend in the local economy. Although these benefits are tempered by the small contribution that one house would make in the economic context of the current circumstances the additional dwelling would be valuable’ (paragraph 24).

- 5.34 Importantly and having regard to the provisions of NPPF paragraph 11d), the Planning Inspector found that the adverse impacts of granting planning permission would not significantly or demonstrably outweigh the benefits of an additional dwelling when assessed against the policies of the NPPF taken as a whole. As a result, the Planning Inspector in

applying the NPPF's presumption in favour of sustainable development found that planning permission should be granted.

2. DC/22/0495 – Marlpost Meadows, Southwater

- 5.35 Planning permission was granted at appeal for the construction of a detached dwelling, outside of a built-up area boundary at Marlpost Meadows near Southwater (see Appendix NJA/2).
- 5.36 Marlpost Meadows is located approximately 1.5km from the village centre of Southwater (a 'Small Town/Larger Village', as per HDPF policy 3). In noting the provisions of NPPF paragraph 11 d) and the lack of a five year supply of housing within the District, the Planning Inspector found the proposal to be acceptable in the planning balance.
- 5.37 Limited weight was given to HDPF policy 26 in respect of development outside of built-up area boundaries on the basis that the housing shortfall dictates that those boundaries are out of date. The Planning Inspector found that the site's

location outside of a settlement boundary did not therefore constitute a reason for refusing planning permission and found the proposal to be acceptable for the following reasons:

'The proposal would increase the supply of housing in the District and help to address the identified shortfall in new homes. The benefits of a single dwelling are very modest, but cumulatively windfall sites have a significant influence on supply. The Framework explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. The land forms part of the curtilage of an existing dwelling in the countryside and it would qualify as previously developed land under the definition set out at Annex 2 of the Framework. The site has reasonably good accessibility to services and facilities within Southwater, despite its location outside of the built-up area' (Paragraph 17).

- 5.38 On the basis that the proposed development would be 'water neutral', the Planning Inspector concludes that:

‘In the overall planning balance, I conclude that there are no adverse impacts that would significantly and demonstrably outweigh the benefits. The proposal would therefore constitute an acceptable form of development in terms of the Framework, and this would be a material consideration sufficient to outweigh the conflict with the development plan arising from the location of development outside of settlement boundaries’ (Paragraph 18).

Sustainable Development

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

a) an economic objective – the proposal will make a contribution to the local building industry and associated trades in

constructing the new dwellings. Furthermore, occupiers of the new dwellings will help to support local services and facilities. The proposal complies with the economic objective of sustainable development.

b) a social objective – the proposal provides a suitable site for the creation of new dwellings in close proximity to local services and facilities including schools, public transport and work opportunities. The proposal will also make a modest but important contribution to the supply of new homes within the district (contributing towards the Council’s windfall target) and will provide an opportunity for 4no homes. The proposal complies with the social objective of sustainable development.

c) an environmental objective – The proposal would not result in harm to the visual amenities of the countryside landscape. The proposed dwellings are sustainably located and of a highly sustainable design. The proposal complies with the environmental objective of sustainable development.

6. LAYOUT, DESIGN & APPEARANCE

- 6.1 The planning application is submitted seeking planning permission in principle and as set out, there should be no objections in principle to the proposal given the site is in an sustainable location to accommodate the new dwellings as proposed. Whilst drawings have been provided, the specific design details of the proposed development will be considered under a separate technical details consent. The purpose of submitting the drawings at this stage is to provide a strong indication of the likely form of development to inform acceptability in principle and assist Planning Officers with their initial assessment.
- 6.2 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).

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

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

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

The proposal makes efficient use of land that is neatly contained within mature boundaries, this provides a significant and sustainable parcel of land suitable for development. As such, 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;**

The proposed dwellings will be located to south of High Chaparral and set back by a substantial distance, the considered ridge height and topography ensures the dwellings would not be able to be seen by neighbouring residential properties. By virtue of their scale and siting, the dwellings will result in no unacceptable overbearing, overshadowing or overlooking impacts upon the residential amenity of High Chaparral, Hilly Field, or any dwellings along Spring Gardens.

The proposed development will not give rise to any noise or disturbance harmful to the residential amenity of neighbours. 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;**

The height, scale and massing of the proposed dwellings respects the established scale of neighbouring development and the dwellings will fit comfortably within their plots. Furthermore, the overall design of the proposed dwellings are high quality and their proposed traditional and symmetrical appearance will complement neighbouring development. The boundary hedgerows will be retained and new planting can be carried out and secured under a landscaping scheme. New landscaping will further assist with the integration of

the dwellings into the plot with no harm caused to the visual amenities of the countryside landscape. 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;**

The application site is located adjacent to residential development and the new dwellings will be designed so as to appear in keeping with the established character of the street scene and wider locality. The application site provides the opportunity to deliver additional housing, in a sustainable location, without adversely impacting upon the established character of the wider locality. 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;**

The materials used in the construction of the proposed dwellings will reflect those already present within the immediate locality of the application site. This will ensure that the dwellings will appear further integrated with the established character of the locality. The proposal therefore complies with criterion 5.

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

The existing hedgerows and trees on the site will be retained and new planting will further enhance the character and appearance of the development. There

will be no loss of important landscape or natural features at the site. 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.**

The dwellings would consist of large windows and doors to ensure occupants gain maximum benefit from sunlight on both the first and second floors of the dwellings. The proposal therefore complies with criterion 7.

- 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;**

The proposal includes double garages for each dwelling and there is space for another car on the driveway, as such, the proposal would provide two parking spaces within an attractive landscaped area. Cycle storage is available in the garage or within the existing outbuilding. Bin and recycling facilities would also be discreetly provided to ensure no adverse impacts upon the surrounding locality. The proposal complies with criterion 6.

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

- 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 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.

full with the design advice of the NPPF and the requirements of HDPF policies 25, 26, 32 and 33.

6.6 The proposed development does not conflict with parts 9, 10 or 11 of policy 33.

6.7 In summary, although the detailed design of the dwellings would be assessed in a further technical application, it has been demonstrated the proposed dwellings are of a scale, siting and design that is appropriate to its countryside location and no harm will be caused to the visual amenity of the surrounding countryside landscape. The application site is large and the proposed dwellings can be easily accommodated with sufficient space retained to the boundaries to ensure that the new dwellings would not appear cramped. Adequate amenity space is proposed for the new dwellings and retained for the surrounding dwellings. There will also be no harm caused to the residential amenities of neighbouring properties and overall, the proposal complies in

7. NATURAL ENVIRONMENT

Climate Change

- 7.1 The proposed dwellings will carefully and specifically designed to ensure that it is environmentally sustainable in their construction and future occupation. The dwellings will be constructed to the highest insulation standards. The dwellings will also incorporate mixed renewable energy technology including an air source heat pump. Details may be agreed at a later stage to ensure compliance with the NPPF and HDPF policies 35, 36 and 37 and the Council's target to become carbon neutral by 2030 (direct emissions) and by 2050 (indirect emissions).
- 7.2 HDPF Policy 35 sets out that development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meet the District's carbon reduction targets. Development must be designed to mitigate the effects of climate change and to adapt to the impacts of climate change.

- 7.3 The proposed dwellings will be carefully and specifically designed to ensure they are environmentally sustainable in its construction and future occupation and meets policy requirements at a national and local level.

- 7.4 Full details will be provided using the appropriate technical details application once the permission in principle is established.

Water Neutrality

- 7.5 The application site falls within the Sussex North Water Supply Zone where Natural England have advised that water abstraction cannot be concluded to result in no adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites.
- 7.6 The Council has advised that it is able to continue to determine most planning applications for householder developments (and some other minor proposals) as it is not considered that this type of development will have a significant effect, either individually or cumulatively, on the

Arun Valley sites. In the case of other developments where an increase in water consumption is more likely, planning applications are required to be submitted with a water neutrality statement setting out the strategy for achieving water neutrality within the development.

- 7.7 A Water Neutrality Report confirming the proposed developed will be water neutral will be submitted as part of subsequent technical application once the permission in principle is established.

Ecology

- 7.8 The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 7.9 A Preliminary Ecological Appraisal will be prepared in support of the further technical planning application on the site and biodiversity net gain requirements will be met. It is predicted that any development at this location would avoid harm to protected species, there are no biodiversity/ecological grounds that would preclude this development at this stage.

- 7.10 Full details will be provided using the appropriate technical details application once the permission in principle is established.

8. ACCESS AND PARKING

- 8.1 The NPPF sets out at paragraph 115 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.
- 8.2 HDPF Policy 40 requires 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 that adequate car parking must be provided within new developments.
- 8.3 The new dwellings will be accessed via the existing access road utilised by High Chaparral and the neighbouring property Hilly Field, a separate private access road with turning area would be provided off this road to serve the dwellings.
- 8.4 Local Parking Standards set out in the West Sussex 'Guidance on Parking at New Developments 2020'. The

proposed on-site layouts with the proposed double garages and driveways would provide sufficient parking to meet the needs of the dwellings. An electric vehicle charging point would also be provided.

- 8.5 The proposed driveways will also provide car parking for vehicles along with sufficient space to turn so vehicles can exit in a forward gear. Overall, the proposed access and car parking provision are adequate and the proposal complies with HDPF policies 40 and 41.
- 8.6 Full details will be provided using the appropriate technical details application once the permission in principle is established.

9. PLANNING BALANCE AND CONCLUSION

- 9.1 Planning permission in principle (PIP) is sought for the construction of 4no. two-storey dwellings at land at High Chaparral, Washington.
- 9.2 It has been demonstrated the reasons for refusal in relation to the previous application on the site (ref. DC/16/1963), have been overcome as part of this application and the proposal now provides a significant opportunity to provide much needed housing in a highly sustainable location.
- 9.3 As set out at Section 4, case law confirms when considering whether a proposal complies with a development plan, it is not necessary to say that it must accord with every policy of the development plan and the question is whether it accords with the development plan overall. In addition, paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance (PPG) states that any conflicts between the development plan should be considered in light of all material planning

considerations including local priorities and needs, as guided by the NPPF.

- 9.4 Therefore, whilst the site is located outside of a built up area boundary, it is necessary to consider the following aspects of the proposal in the planning balance:
- The Council's HDPF is over five years old and the Council is unable to demonstrate a five year supply of housing as required by the NPPF. As a result, the Council's policies in respect to the supply and location of new homes are out of date and the provisions of NPPF paragraph 11d) and the tilted balance are engaged. This requires the proposal to be considered against the presumption in favour of the proposed development.
 - The proposal will make a small but important contribution towards windfall housing provision within the District. The cumulative provision of individual homes should not be underestimated as acknowledged by NPPF paragraph 73. The long term

continued lack of housing supply within the District undermines the Government's intentions to 'significantly boost' the supply of new homes (NPPF paragraph 61).

- NPPF paragraph 83 encourages the sustainable development of rural areas and sets out that housing should be located where it will enhance or maintain the vitality of rural communities. Occupiers of the proposed dwelling will help to support local services and facilities within the rural community.
- NPPF paragraph 110 makes it clear that whilst the planning system should actively manage patterns of growth (and significant development should be focused on locations which are or can be made sustainable), opportunities to maximise sustainable transport solutions will vary between urban and rural areas. This should be taken into account in both plan-making and decision-making. The proposal is not for significant development and neither will it generate significant levels of vehicle movements.

- The application site is also not located within isolated countryside. The proposed dwellings are sustainably located, adjacent to the existing residential properties and commercial developments.
- The proposed dwellings are of a high-quality design and their height, scale and mass will neatly align with surrounding residential dwellings. The site is screened on all boundaries and will be appropriately landscaped with planting to ensure sufficient screening between proposed dwellings.
- There will as such be no significant impact upon longer range countryside views and no harm caused to the visual amenities of the countryside landscape. The proposal does not conflict with HDPF policy 26 in this regard which seeks to protect the countryside from inappropriate development.
- The dwellings will be highly sustainable in their design and construction, and it will have very little environmental impact. The proposal complies with

the NPPF and HDPF policies in respect of climate change.

- 9.5 This Statement demonstrates that there are no adverse impacts of granting planning permission in principle that would significantly and demonstrably outweigh the benefits of new homes in a sustainable location which will make a small but important contribution towards the supply of much needed new homes within the District. All technical matters including design, climate change, water neutrality, ecology and transport will be submitted as part of a separate technical planning application once the permission in principle is established.
- 9.6 The proposal complies with the elements of sustainable development and there is no overriding conflict with the provisions of the NPPF and the HDPF when considered as a whole, taking into account all material planning matters. Planning permission in principle should therefore be granted.