

**PLANNING STATEMENT RELATING TO A FULL  
PLANNING APPLICATION FOR DEVELOPMENT OF THE  
SITE TO PROVIDE 304 RESIDENTIAL DWELLINGS,  
RETAIL UNIT, PUBLIC CAR PARK, LANDSCAPING AND  
OPEN SPACE ON LAND NORTH AND SOUTH OF  
MERCER ROAD, HORSHAM**

**ON BEHALF OF RIVERDALE DEVELOPMENTS LTD.**



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## Land north and south of Mercer Road, Horsham - Planning Statement

### Introduction

The site lies to the north of Horsham Town, north of the A264 adjacent to the railway line and Warnham station on its western boundary. Warnham Brick works lies on its northern boundary. The site is bisected by Mercer Road and extends to 14ha in size.



The site is generally flat and consists of fields with hedgerows and a number of mature trees. There is a small area of ancient woodland along the northern boundary and two veteran trees in the south of the site. Langhurst Wood Road makes up its eastern boundary. There are number of residential properties to the south east of the site accessed of Langhurst Wood Road. Warnham village lies to west via the railway crossing, Station Road and Bell Road. The new North Horsham development allocation lies to the east.

## Planning Background

The site currently lies outside of a settlement boundary and apart from being within the open countryside there are no other policy designations covering the site. Within the emerging Horsham Local Plan the site is allocated for residential development.

## Planning Policy

### National Policy

In December 2024 the Government published the revised National Planning Policy Framework (NPPF). This contains the objectives for achieving sustainable development as follows -

*8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- 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 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

at the heart of the NPPF is a “presumption in favour of sustainable development” as follows-

*11. Plans and decisions should apply a presumption in favour of sustainable development.*

*For plan-making this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change*

*(including by making effective use of land in urban areas) and adapt to its effects;*

*b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

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

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

Paragraph 49 goes on to state that

*49. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.*

With regard to Planning conditions and obligations the NPPF provides the following advice –

*56. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.*

*57. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*

*58. Planning obligations must only be sought where they meet all of the following tests:*  
*a) necessary to make the development acceptable in planning terms;*  
*b) directly related to the development; and*  
*c) fairly and reasonably related in scale and kind to the development.*

*59. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available.*

The NPPF also provide advice on boosting significantly the supply of new homes as follows:

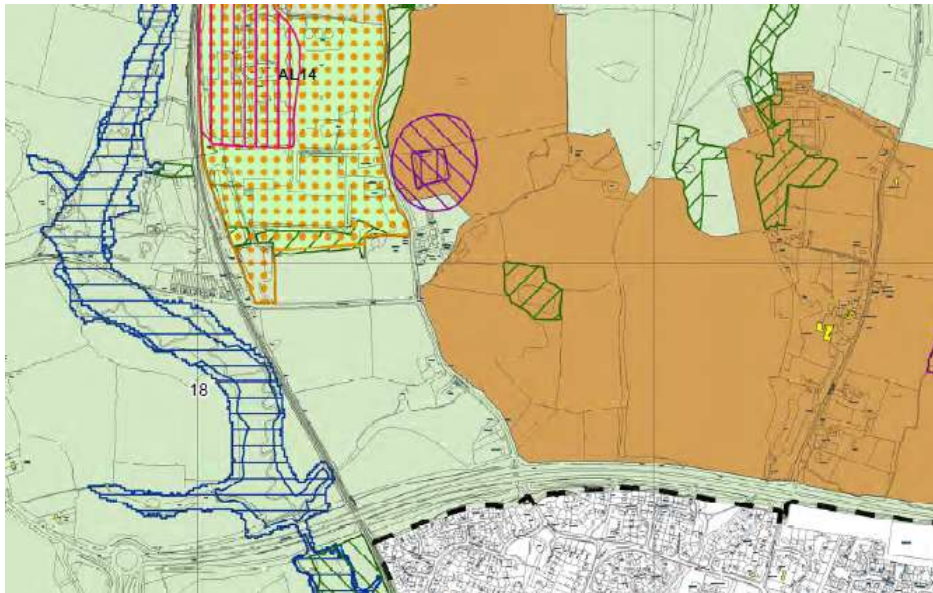
*61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.*

Advice is also provided on sustainable travel –

*109. Transport issues should 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 should involve:*  
*a) making transport considerations an important part of early engagement with local communities;*  
*b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;*  
*c) understanding and addressing the potential impacts of development on transport networks;*  
*d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale,*

*location or density of development that can be accommodated;*  
*e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and*  
*f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.*

### Local Policies



Adopted Local Plan Policy Map extract

The current adopted development plan for Horsham consists of

#### Horsham District Planning framework Nov 2015

Policies to note in the Horsham District Planning Framework Nov 15 include -

Policy 15 which allocates 2500 homes north of Horsham

Policy 16 which requires 35% affordable homes on development sites

Policy SD1 which provides the details for the allocation of 2500 homes north of Horsham.

#### Site Specific Allocations of land 2007.

There are no policies of note in this document.

#### Supplementary planning guidance

Planning Obligations SPD

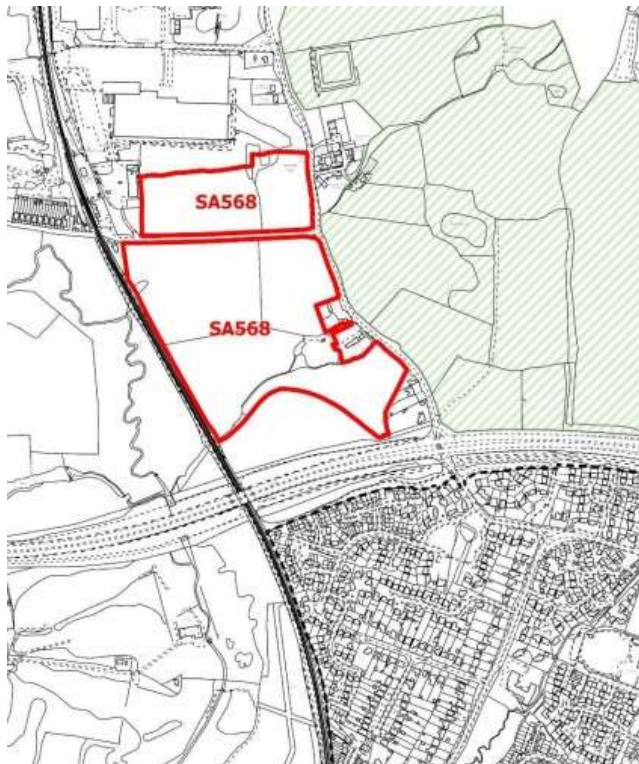
Creating High Performance Sustainable Buildings SPD

#### Community Infrastructure Levy

The council has an adopted CIL schedule.

## Strategic Housing and Economic Land Availability Assessment (SHELAA) Dec 2023

The site was submitted to and assessed as part of the SHELAA for the current emerging local Plan.



Extract From Dec 2023 SHLAA Site Assessment

The SHELAA concluded –

*Though currently detached from Horsham town, the site is adjacent to the North Horsham Strategic allocation and the site is therefore considered to have potential for allocation.*

*Development would need to ensure that development does not impact on the delivery of the North Horsham strategic allocation, has appropriate regard to any noise issues and mitigates against any harm to Ancient Woodland.*

## Emerging Local Plan – Submission Version Draft Horsham Local plan 2024

Consultation has taken place on the Reg 19 draft plan which closed on 1<sup>st</sup> March 2024. The Draft plan has now been submitted to the government for Examination. The Examination

will take place between December 2024 and February 2025. The site has been allocated for development under policy HA 10 for the following

*Strategic Policy HA10: Horsham Housing Allocations 1.*

*The following sites are allocated, as shown on the Policies Map, for the provision of at least 400 homes:*

- *HOR1: Land at Hornbrook Farm, 10.45 hectares (100 homes)*
- *HOR2: Land at Mercer Road, 14.3 hectares (300 homes) 2.*

*In addition to meeting national and Local Plan requirements, development will be supported where proposals:*

*HOR2*

- a) Complements the masterplan for, and does not prejudice the delivery of, the adjacent Land North of Horsham strategic allocation;*
- b) Are designed to ensure future residents are not subject to unacceptable impacts from neighbouring uses;*
- c) Provide Active Travel links between the northern and southern parcels on the site;*
- d) Provide public open space, children's recreation space in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021;*
- e) Provide a temporary means of safe crossing to Horsham Town across the A264 for Active Travel until the Phase 3 connections to be delivered by the North of Horsham development are complete;*
- f) Have appropriate regard to the Ancient Woodland on the northern boundary of the site and retain existing trees on the site where practicable; and g) Provide no less than 50 parking spaces for Warnham Railway Station and safe crossing of the railway line*

Other policies to note include –

*Strategic Policy 3: Settlement Expansion The growth of existing settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of existing settlements will be supported where all of the following criteria are met:*



- 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 long-term development, in order not to conflict with the development strategy;*
- 5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced; and*
- 6. The development can conclusively demonstrate that it is water neutral in accordance with other development plan policies.*

*Strategic Policy 6:*

*Climate Change Carbon Reduction*1. Development proposals will only be supported where they include measures which contribute to achieving net zero carbon emissions across the District by 2050 at the latest. The Council will be supportive of a range of measures to achieve this target, including but not limited to:

- a) Design which incorporates high standards of energy efficiency including optimal levels of thermal insulation, ventilation and cooling and passive solar design;*
- b) The use of renewable and low carbon energy supply systems and connection to renewable and low carbon heat networks;*
- c) The efficient use of natural resources used in new buildings to reduce the environmental impacts of construction*
- d) Design that influences the behaviour of occupants to reduce energy use;*
- e) Using patterns of development and providing sustainable transport infrastructure which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport and ensure residents have access to services and facilities that are within walking distance;*
- f) Reduce whole life carbon emissions by retaining and reusing existing buildings, components or materials, including on-site where possible.*

*Climate Change Adaptation 2. Development will only be supported if it includes site and building level measures to adapt to the future impacts of climate change and reduce vulnerability, particularly in terms of the comfort, health and wellbeing of current and future occupiers. Flood risk, water supply, overheating and changes to the District's landscape should also be considered. Measures should include but are not limited to:*

*a) Use of site and interior building layout: new buildings should be orientated to maximise the opportunities for both natural heating and ventilation and to reduce the exposure to wind and other elements, and the potential for overheating;*

*b) The conservation of water supplies to minimise the risk and impact of drought and flooding;*

*c) The use of green/blue infrastructure and dual use Sustainable Drainage Systems (SuDS) to provide multifunctional benefits such as helping to absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration; and*

*d) Moderating external temperatures through the use of green walls and roofs, tree planting or other nature-based solutions and landscaping for shade and drainage design.*

*3. Development will be supported providing it avoids responses to climate impacts which lead to increases in energy use and carbon dioxide emissions. In considering the likely impact of climate change over the lifetime of the development reference should be made to the most recent climate change projections. Sustainability Statement*

*4. Development will be supported provided a Sustainability Statement is submitted which demonstrates how the development has taken measures to mitigate and adapt to the effects of climate change.*

## *Strategic Policy 7: Appropriate Energy Use*

### *Energy Hierarchy*

*1. Development will be supported provided that it contributes to clean, efficient energy in Horsham based on the following cascade:*

*a) Be Lean – use less energy – for example, by minimising energy demand through energy efficiency measures such as fabric performance and passive design;*

*b) Be Clean – supply energy efficiently and exploit local energy resources such as secondary heat and district energy networks where available. Preference must be given to technologies with greater efficiencies and fuels with lower carbon emissions*

*to achieve the highest total lifecycle carbon emission savings, in accordance with Part 2 of this policy;*

*c) Be Green – maximise the use of renewable energy sources.*

*d) Be Seen – monitor, verify and report on energy performance.*

#### *Zero and Low Carbon Heating*

*2. Development proposals must demonstrate how they will provide zero and low carbon heating in accordance with the following hierarchy. Evidence must be provided that opportunities to meet each level of the hierarchy have been exhausted before cascading to the next level:*

*a) Connect to local existing or planned heat networks\*, in combination with on-site renewable energy generation;*

*b) Maximise use of on-site renewable energy generation;*

*c) Use of the optimum means of low or zero-carbon heat supply is demonstrated, based on the in order of preference below:*

*i. Use of waste heat sources;*

*ii. Electrically-driven ground, water or air source heat pumps;\*\**

*iii. Direct Electric Heating. \*\**

#### *Energy Statements*

*3. Residential or commercial development will be supported provided that it includes an Energy Statement, (which may be incorporated into the Sustainability Statement), demonstrating how compliance with this policy has been achieved.*

#### *Strategic Policy 8: Sustainable Design and Construction*

*1. Development will be supported where it is demonstrated that sustainable design, including its construction and operation, is integrated into the development from the design stage onwards. To deliver sustainable design, development will only be supported where it meets all of the following requirements that are relevant:*

*a) New-build homes to deliver, as a minimum, carbon emissions reduction as set out in the 2021 Edition (or any future update) of the 2010 Building Regulations (Part L);*

*b) New non-domestic buildings to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this would make the scheme unviable;*

*c) Incorporate a Fabric First Approach, maximising the performance of the components and materials that form the building fabric itself, before consideration of the use of mechanical or electrical building service systems;*

*d) Minimise construction and demolition waste, utilise recycled and low-impact materials and incorporate measures that reduce the amount of biodegradable waste sent to landfill;*

*e) Be designed flexibly to enable future modification of use or layout, facilitating future adaption, refurbishment and retrofitting;*

*f) Include the provision of gigabit capable broadband access and enable provision of future communication technologies.*

*2. Where permission is required to retrofit energy efficiency measures into existing development, schemes will be supported in principle.*

*3. Development that involves the retrofitting of an existing historic building (heritage asset) will be supported provided that the following criteria are met:*

*a) It does not result in detriment to the significance of the asset or damage to its fabric;*

*b) A whole building approach to improving energy efficiency is taken as advocated by Historic England*

*c) Micro-renewable technologies do not result in harm to the heritage asset or their setting;*

*d) Where the proposal involves major development, it is demonstrated that opportunities for the retention and retrofitting of existing historic buildings within the site boundary have been included within the scheme.*

*4. In order to demonstrate compliance, proposals should be accompanied by a Sustainability Statement to demonstrate how these measures will be incorporated into development design*

#### *Strategic Policy 9: Water Neutrality*

*1. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that: Water Efficient Design*

*a) New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;*

*b) New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and Offsetting Water Use*

*c) Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels. Water Neutrality Statement 2. A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting.*

*The statement shall provide, as a minimum, the following:*

- a) baseline information relating to existing water use within a development site;*
- b) full calculations relating to expected water use within a proposed development; and*
- c) full details of how any remaining water use will be offset. Offsetting Schemes*

*3. A local authority-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.*

*4. Development proposals are not required to utilise the local authority-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.*

*5. Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.*

#### *Strategic Policy 17: Green Infrastructure and Biodiversity Green Infrastructure*

*1. Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure and contributes to the delivery of public open space, the Local Nature Recovery Strategy, Nature Recovery Network, natural capital, ecosystem services and / or biodiversity. Green Infrastructure should be integral to the design and layout of development, and new provision, including green linkages, should be provided taking into account Natural England's green infrastructure guidance and the*

*council's green infrastructure strategy. Provision should seek to optimise public access to open space and nature via foot, bicycle, wheeling, and also horse as appropriate.*

*2. Proposals that would result in any loss, degradation or harmful impacts to green infrastructure, or core areas of the Local Nature Recovery Strategy and Nature Recovery Network will be resisted unless it can be demonstrated that new opportunities will be provided that appropriately mitigates and / or compensates for the respective harm and ensures that the ecosystem services of the area are retained and enhanced. Development proposals will be expected to remove invasive species.*

*3. Proposals will be expected to retain and enhance existing priority habitats and trees, and accord with the aims and objectives of the Green Infrastructure and Local Nature Recovery Strategies. Habitat enhancement including additional hedgerow and tree planting must take account of the local landscape and habitat context. It should seek to optimise biodiversity, ecological connectivity and function, and climate change resilience.*

*4. Development likely to affect a watercourse and its associated corridor should seek to conserve and enhance its ecological, landscape and recreational value. This should include providing adequate natural buffer zones to the watercourse.* 74 Biodiversity

*5. The Council will support appropriate new development which delivers at least 12% biodiversity net gain and:*

*a) Retains and enhances significant features of nature conservation value on development sites;*

*b) Makes a positive contribution to biodiversity and accords with the aims and objectives of the Green Infrastructure and Local Nature Recovery Strategies, through the creation of appropriate green spaces, that provide linkages between habitats to create local and regional ecological networks that enable the movement of wildlife through development sites; and / or*

*c) Following the principle of 'right habitat in the right place', significantly increases woodland or other habitats for the purpose of appropriately enhancing biodiversity, carbon sequestration, pollution control, and / or flood mitigation.*

*6. Relevant development proposals will be expected to deliver 12% biodiversity net gain and must submit Biodiversity Net Gain information to show how this will be achieved using the mandated Biodiversity Metric or the Small Sites Metric as appropriate and must abide by the metric trading rules. Submissions must make clear what will be provided to meet no net loss*

*and what will deliver net gains. The net gain must be achieved through the delivery of appropriate on-site biodiversity net gain or, where this is not practicable, through off-site net gain within the District especially areas, as suitable to the habitats subject to gain, identified in the District's Green Infrastructure Strategy or the Local Nature Recovery Strategy, or as agreed by the Council. All such schemes, excluding any respective element using statutory biodiversity credits, must submit for approval by the Council a funded maintenance and management plan, including monitoring / reporting and appropriate enforcement processes, that secures the biodiversity net gains for at least 30 years.*

*7. All other development proposals must seek to demonstrate how measurable biodiversity net gains will be delivered*

#### *Strategic Policy 19: Development Quality*

*High-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context. In particular, development will be supported provided that it meets all the following relevant criteria:*

- 1. It provides an attractive, functional, accessible, safe and adaptable environment in accordance with the principles of Council endorsed Design Codes and Guides, Building for a Healthy Life design toolkit, the National Design Guide and the National Model Design Code, or any future updates;*
- 2. It encourages and enables low traffic neighbourhoods with good street design that prioritises pedestrians and cyclists, promoting active travel modes which in turn improves people's health and wellbeing*
- 3. It complements and responds to locally distinctive characters and heritage of the surrounding area (including building types, architectural styles, materials, detailing and colour. In appropriate locations where context permits, contemporary architecture can be considered;*
- 4. It contributes a sense of place both in the buildings and spaces themselves, having consideration to the built historic environment and townscape, and in the way they integrate with their structural surroundings and the landscape in which they sit;*
- 5. It makes efficient use of land and optimises the provision and use of buildings and open space within a site, taking into account the character, appearance and needs*

*of the site itself, together with the appearance and needs of the surrounding area;*

- 6. It contributes to, and enhances, the green and blue infrastructure that makes the District a pleasant place to live. Existing landscape belts, trees, hedgerows and watercourses that form the character of the landscape should be retained;*
- 7. It helps secure a framework of high-quality open spaces which meets the identified needs of the community, and where relevant to reflect the Neighbourhood Plan, Design Statement and/or Character Statement for that area; and*
- 8. If located within the High Weald Area of Outstanding Natural Beauty, proposals for housing should have regard to the High Weald Housing Design Guide.*

*Strategic Policy 20: Development Principles In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, proposals for development will be supported provided that it meets all of the following:*

- 1. Makes efficient use of land, and prioritises the use of previously developed land and buildings, whilst respecting any constraints that exist and meet the requirements of, and accord with, other Local Plan policies and designations; 80*
- 2. Provides or retains a good standard of amenity for all existing and future occupants of land and buildings of the proposed site;*
- 3. Is designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, over dominance or overshadowing, light pollution, traffic generation, and general activity, noise, odour and/or vibration, and having regard to the sensitivities/impact of surrounding development;*
- 4. Ensures that the scale, massing and appearance of the development is of a high standard of design and layout and 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;*
- 5. Ensures that it is locally distinctive in character, respects and responds to the character of the surrounding area (including the overall setting, townscape features, views and green corridors) and, where available and applicable, takes account of the guidance in relevant Council endorsed Supplementary Planning Documents, Design Statements, Character Assessments and/or masterplans;*



- 6. Uses high standards of building materials, finishes and landscaping and demonstrates sustainable use of resources in design and construction, incorporating best practice in resource management, energy efficiency and climate change adaption;*
- 7. Includes the provision of tree lined streets and trees in open spaces or elsewhere in developments (such as parks and community orchards), street furniture, public art and street scene improvements where appropriate;*
- 8. Relates sympathetically to the local landscape and nature. Any losses or harm to landscape and natural features that may occur through the development will require justification and evidence that new opportunities will be provided or that mitigation or compensation for any loss will be provided;*
- 9. Ensures buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the positive character features of the surrounding townscape, landscape or topography or otherwise significantly compromises other design principles;*
- 10. Provides pedestrian, cycle and public transport priority over the use of private motor vehicles, incorporating the provision of safe recreational/utility routes, public rights of way and connectivity within the development and to the surrounding area;*
- 11. Ensures that the development design is attractive and inclusive, meeting the needs of all users, with particular consideration given to disability, age and gender, as well as addressing the needs of those with caring responsibilities;*
- 12. Incorporates convenient, safe and visually attractive areas for the parking of vehicles, including cycles and mobility aids;*
- 13. Ensures that the internal and external design of properties allows sufficient space for both general waste and recycling provision, and that the scheme provides adequate and safe access for waste collection vehicles. Storage of bins, recycling and food waste collection facilities must be convenient, safe and visually attractive;*
- 14. Incorporates measures to reduce actual or perceived opportunities for crime or antisocial behaviour both on the site and in the surrounding area. Measures expected include the creation of visually attractive active frontages with windows and doors that provide informal surveillance of public areas by occupants of the site, adjoining streets and public spaces; and*
- 15. Make a clear distinction between the public and private spaces.*

### *Strategic Policy 23: Infrastructure Provision*

- 1. The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangements for the improvement of the infrastructure, services and community facilities caused by the development being provided.*
- 2. Where there is a need for extra capacity, this will need to be provided in time to serve the development or the relevant phase of the development, in order to ensure that the environment and amenities of existing or new local residents is not adversely affected.*
- 3. To ensure required standards are met, arrangements for new or improved infrastructure provision will be secured by Planning Obligations/Community Infrastructure Levy, or in some cases conditions attached to a planning permission, so that the appropriate improvement can be completed prior to occupation of the development, or the relevant phase of the development.*

### *Strategic Policy 38: Meeting Local Housing Needs*

- 1. Residential development will be supported where it provides a mix of housing sizes and types to meet the needs of the District's communities as evidenced in the latest Strategic Housing Market Assessment or any subsequent updates in order to create sustainable and balanced communities. Where relevant, a made or referendum stage Neighbourhood Plan may provide an appropriate local mix. Other factors that may be taken into account include the established character and density of the neighbourhood, the viability of the scheme, and locally and robustly prepared evidence such as a local (parish) housing needs assessment.*
- 2. The Council will support schemes being brought forward through Neighbourhood Plan allocations, provided they are in general conformity with the relevant Local Plan.*

### *Strategic Policy 39: Affordable Housing Residential development will only be supported provided that:*

- 1. On self-contained residential developments (C2 and C3, including retirement and other specialist care housing) that are proposed for, or have a capacity for, 10 or more homes (gross) or exceed 0.5 hectares, a proportion of the homes or units shall be provided as affordable homes (as defined in the Glossary). The proportions will be as follows: a) On*

greenfield sites providing self-contained dwellings (houses and/or flats), a minimum 45% of the total (gross); b) On previously developed (brownfield) sites self-contained dwellings (houses and/or flats), a minimum 10% of the total (gross); 140 c) On strategic sites, a minimum 35% of the total (gross) except for Land West of Ifield where a minimum 40% of the total (gross) will apply; d) On sites providing continuing care retirement housing, retirement housing and other specialist care housing, a minimum 30% of the total (gross) as applies in accordance with Policy 42; e) On sites providing Build to Rent accommodation, a minimum 40% of the total (gross) where the site is greenfield, or a minimum 20% (gross) where the site is previously developed (brownfield).

2. At least 70% of the affordable homes are provided, preferably as social rented homes or otherwise as affordable rented homes, and the remaining up to 30% provided as low-cost home ownership which may include shared ownership and First Homes. For First Homes a 40% discount compared with the open market value will apply. Social rented provision will therefore be prioritised over affordable rented in appropriate locations. Alternative tenure mixes (including any reduction in the overall proportion of homes delivered on-site) will only be considered if evidence is provided to justify this based on proven local need or, in exceptional circumstances, risk of non-delivery (which may include where abnormal site constraints significantly impact on viability).

3. Future occupants of all rented affordable and First Homes are required to demonstrate a local connection, as defined in the Glossary. Eligibility for First Homes will be subject to a combined annual household income cap based on local evidence, to be set through a Section 106 legal agreement.

4. Affordable homes must be integrated throughout the development and be of visually indistinguishable design. They should be located throughout the site in a manner that supports integration but can also be managed efficiently by the relevant housing associations. 5. It is expected that affordable housing will be delivered on-site. In exceptional circumstances where it can be demonstrated that this is not viable, the Council will seek equivalent off-site provision, or financial contributions in lieu to provide for the full cost of the same number of units

*Policy 40: Improving Housing Standards in the District Residential development will only be supported provided that: Internal Space Standards*

- 1. All dwellings meet the Nationally Described Space Standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion. Standards for Accessible and Adaptable and Wheelchair User Dwellings*
- 2. All new dwellings meet the Optional Standards for Accessible and Adaptable dwellings as set out in the Building Regulations Approved Document M4(2) (or any subsequent Government update).*
- 3. On sites providing 20 or more units (gross) and where there is an identified need on the Housing Register, a minimum of 5% of dwellings provided as affordable housing will be required to meet the Optional Standards for Wheelchair User dwellings as set out in the Building Regulations Approved Document M4(3) (or any subsequent Government update).*
- 4. Where new dwellings are being provided through a change of use or conversion, and as a result it is not feasible for the development to comply with the standards referred to in parts 2 and 3 of this policy, an equivalent off-site contribution (which may be a financial contribution) will be required. The provisions of M4(2) and M4(3) will be expected to apply in full as set out above. Exemptions to compliance with these requirements will only be considered in exceptional circumstances, where the applicant can robustly demonstrate that there are exceptional site-related reasons, in which case it must be demonstrated that the maximum possible has been achieved.*

## **Planning History**

There are no planning applications relating to the land in question. An EIA screening opinion was requested for development of 350 dwellings in April 2021 under ref EIA/21/0001. The screening opinion concluded that the development was deemed not to be EIA development.

### Planning Application on adjacent land North of Horsham Ref DC/16/1677

This is an Outline permission on the land allocated in the Planning Framework under policy SD1. The application was approved in March 2018 for 2750 dwellings along with employment land, school, land for a railway station, open space and road improvements. A

number of Reserved Matters application have now been approved for the site and development has commenced.



North Horsham Strategic Allocation masterplan

## The Proposals

The application now submitted includes 304 residential units in the following mix

### Market

- 1 beds apartments
- 2 bed apartments
- 2 bed houses
- 3 bed houses
- 4 bed houses

### Affordable

- 1 bed apartments – 10
- 2 bed apartments – 3
- 2 bed houses – 7

3 bed houses – 7

4 bed houses – 3

Along with a retail unit, a car park to serve Warnham railway station, public open space and strategic landscaping.

Affordable housing is being provided below the policy requirement. A viability assessment will be submitted as part of the application which provides evidence that the scheme cannot provide the full amount of affordable housing and still be financially viable.

The application is accompanied by the following supporting documents –

Design and Access Statement.

Transport Assessment

Flood Risk and Drainage Strategy.

Ecological Appraisal

Biodiversity Net Gain Statement

Tree Survey/Impact Assessment

Archaeological Desktop Report

Sustainability and energy strategy

Landscape and visual impact assessment

Detailed landscape scheme

Noise Report

Air Quality Assessment

## **Conclusions**

A full application is being submitted for 304 residential dwellings along with a car park to serve Warnham station, a retail unit, public open space and strategic landscaping. The site is allocated in the draft Horsham local plan which has been submitted for Examination. The examination is currently under way.

Horsham currently does not have a 5 year housing land supply so this site will help make up the shortfall in housing. An important factor in the NPPF "Presumption in favour of sustainable development". The scheme will achieve the 3 key objectives of the NPPF - Economic social and environmental benefits. The scheme will provide economic benefits with much needed homes both market and affordable, it will provide jobs both during construction and post construction with the retail unit. It will provide a car park for Warham station which currently doesn't have one. It will provide social benefits with the large areas of public open space, improvements to the public right of way along Mercer road and affordable housing. It will provide environmental benefits with the new planting proposed and the car park to serve Warham station allowing local residents the opportunity to travel by train.

The site is not within a conservation area and does not contain any listed buildings and is not within a flood plain.

The site meets with the currently emerging policies of the draft local plan in terms of the provision and types of development set out in the draft allocation, mix of units, housing standards, parking, energy and carbon reduction infrastructure delivery, design quality.

A Screening Opinion issued by the council confirms that it is not EIA development.