

MME PLANNING SERVICES

Erection of 1no detached self-build / custom build dwelling and a detached garage with associated works

at

Crescent Place, Storrington Road, Thakeham, West
Sussex, RH20 3ED

Planning Statement

Ref: P-014

January 2026

Version 1

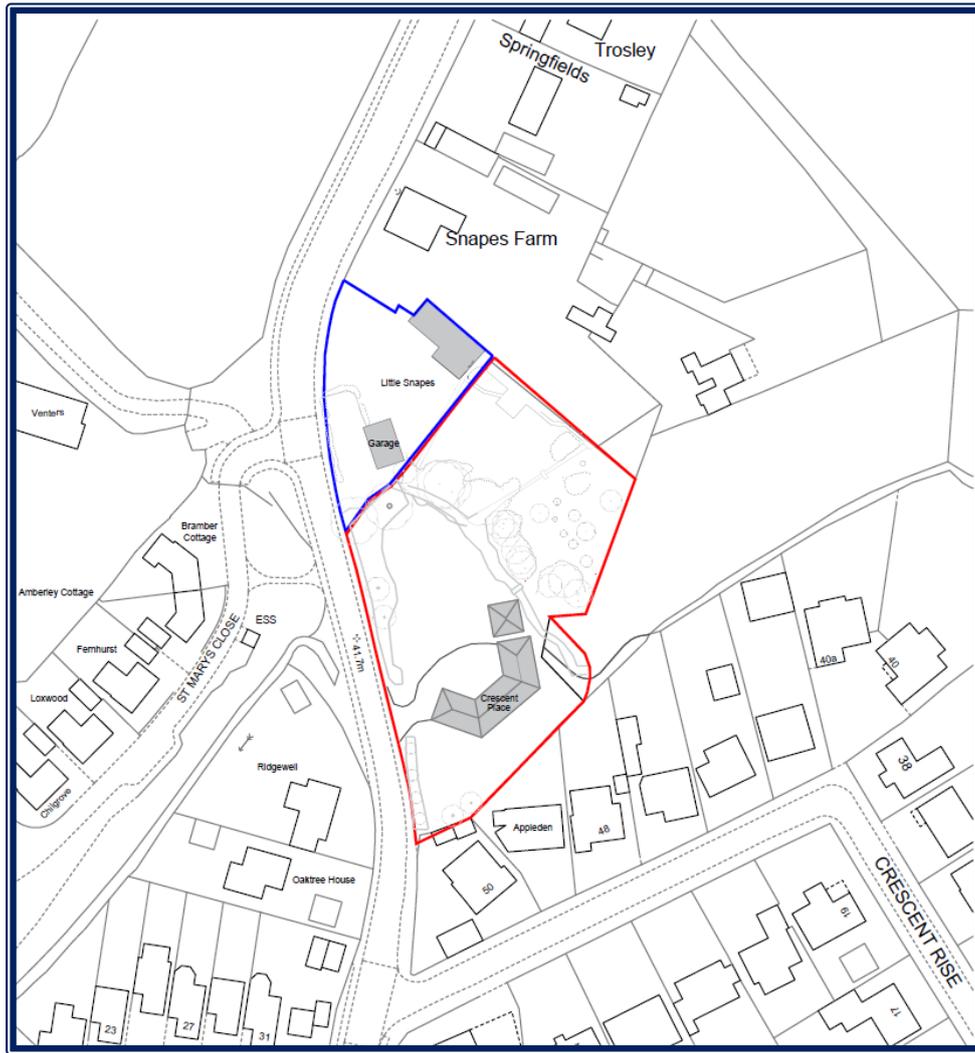


Figure 1: Site Location

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1. Introduction

1.1 MME Planning Services is instructed to prepare this planning statement in support of a full planning application for the erection of a detached 4-bedroom chalet style self-build / custom-build dwelling with detached garage / car port on and associated works at Crescent Place, Storrington Road, Thakeham, West Sussex, RH20 3ED.

1.2 The application is submitted following the Council's decision to refuse planning permission for a similar proposal under planning reference number DC/24/0015 in May 2024. This application seeks to address the issues raised by the Council in its refusal. The reasons for refusal were as follows:

- 1 *Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).*
- 2 *The proposed development is subject to medium and high risk surface water flooding, as indicated on maps held by the Environmental Agency, as well as medium-high groundwater vulnerability and as such the development may be at direct risk of flooding, and may increase the risk of flooding elsewhere. In the absence of an acceptable Flood Risk Assessment and sequential test the proposed development is considered contrary to Policy 38 of the Horsham District Planning Framework (2015) and paragraphs 165, 168 and 173 of the NPPF (December 2023).*
- 3 *The proposed development by virtue of window position and proximate situation in relation to Sailtops private amenity space would result in adverse overlooking and loss of privacy contrary to policy 33 of the Horsham District Planning Framework (2015).*

- 1.3 In order to address these matters, the design of the dwelling has been amended. In addition, there are a number of material considerations and changes to legislation / guidance since the previous application under planning reference DC/24/0015 was determined which weigh in favour of this amended application.
- 1.4 While it is highlighted that the Council considered the principle of development to be acceptable in their consideration of the previously refused application, the Council's 5-year housing supply position has reduced further in April 2025 to only 1 year, down from 2.9 years, which was the case at the time of the determination of the previous application. This reduction is considered to be significant. It is also noted that the Facilitating Appropriate Development (FAD) (2022) guidance has been replaced by the Shaping Development in Horsham District (2025) guidance, however the relevant considerations are the same.
- 1.5 Furthermore, with regards to water neutrality, On 31st October 2025, Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. As such, there is no longer a requirement to show that the development is water neutral.
- 1.6 Lastly, amended and additional information is provided with regard to flood risk which shows that the proposals would comply with national and local policies in this regard.
- 1.7 With these matters addressed, it is considered that Paragraph 11(d) of the NPPF would be engaged, and the presumption in favour of sustainable development would apply.

2. Site, Surroundings and Background

- 2.1 The application site is located to the north of the existing property of Crescent Place, located on the eastern side of Storrington Road (B2139). The application site currently comprises of part of the residential garden space of Crescent Place. The site directly adjoins the defined built-up area boundary of Storrington & Sullington, however is classed as a countryside location for planning and policy purposes, as defined by the Horsham District Planning Framework (2015) (HDPF).
- 2.2 Although designated as a countryside location, the site is surrounded by residential development, with existing dwellings located to the north and continuing built form away from the defined built-up area boundary. As such, the site is not considered to be in an isolated rural location.

- 2.3 The site is located in close proximity to local shops, schools, amenities, and bus services. Thakeham Primary School and Storrington Community Church are both located approximately 350m from the application site. The site is close to existing public transport links including the bus stops located approximately 340m to the south of the site, which provide links to Storrington, Horsham and surrounding areas.
- 2.4 Neighbouring and surrounding residential dwellings are generally characterised by detached properties set within similarly sized plots when compared to the application proposals. The properties to the south within the built-up area are of a higher density, as is common within settlement boundaries, however these are also predominantly detached, with a mixture of heights.
- 2.5 The HDPF settlement hierarchy identifies Storrington as being within the category of Smaller Towns and Larger Villages. This is the second category of settlement in the settlement hierarchy of the District, behind the main town of Horsham, and these settlements are considered to have a good range of services and facilities. Given the location of the site and its setting in relation to the built-up-area, it is therefore considered that the site is in a sustainable location. This position is enhanced by the Shaping Development in Horsham District document, which will be expanded on later in this statement.

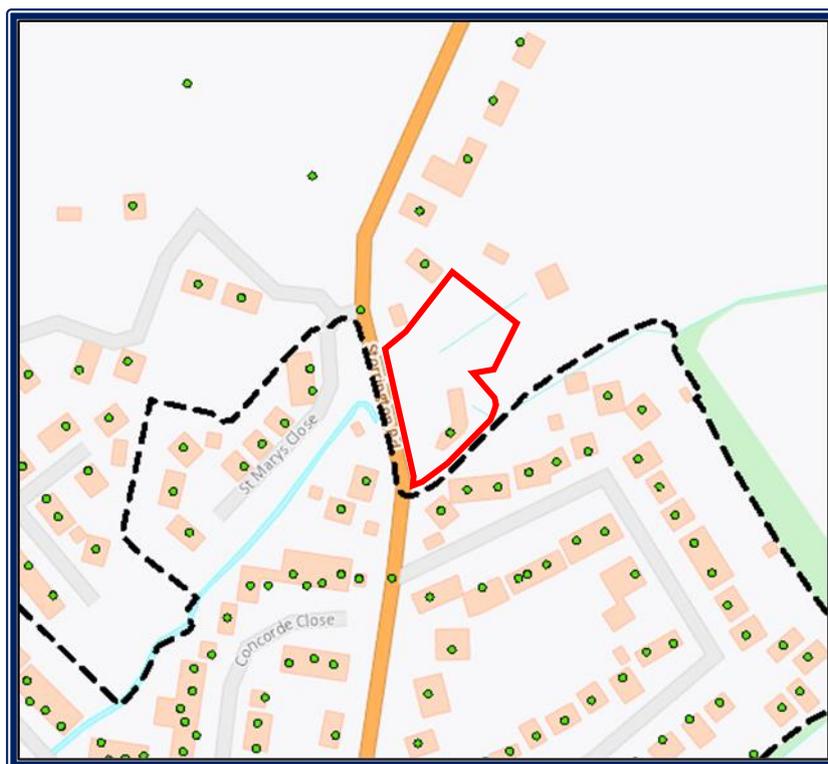


Figure 2: Plan showing relationship of the site with the Built-Up Area Boundary (dashed black line)

- 2.6 The proposed red line area extends to approximately 0.34ha. There is an existing access / entrance to the site from Storrington Road which serves the existing residential property on site. The current access and part of the driveway will be utilised to provide access to the proposed dwelling. It is noted that the site slopes down gently from north-east to south-west.

3. Planning History

- 3.1 Planning Application – Ref: DC/19/1093 – Description: Erection of 2.No detached dwellinghouses with associated parking and landscaping – Decision: Refusal, 18/07/2019.
- 3.2 Planning Application – Ref: DC/24/0015 – Description: Erection of a detached 4no. bedroom chalet bungalow including detached garage / car port – Decision: Refusal, 16/05/2024.

4. Proposals

- 4.1 As detailed above, planning permission is sought for the erection of a chalet style detached dwelling, with detached garage and associated works. The proposed dwelling would be positioned in an area to the north of Crescent Place which is currently unused. The proposals would be largely similar to that considered under the previous application, reference number DC/24/0015, in terms of design and layout, however the proposals have been carefully revised and developed taking into account the previous concerns raised within the refusal.
- 4.2 The proposed dwelling would have an overall width of approximately 13.5m, an overall depth of approximately 12m and an overall height to the ridge measuring approximately 7m, however it is noted that this differs marginally at certain points of the proposed dwelling owing to the topography of the site. It is noted that the depth of the proposed dwelling has been reduced when compared to the design submitted as part of the previously refused application under planning reference DC/24/0015.
- 4.3 The proposed dwelling would have a traditional half-hipped Sussex style pitched roof design, with gabled, hipped and half-hipped features. The proposals would consist of brick facing to the external walls, with a portion of rear elevation consisting of tile hanging, a plain tile roof and wood-effect UPVC windows.

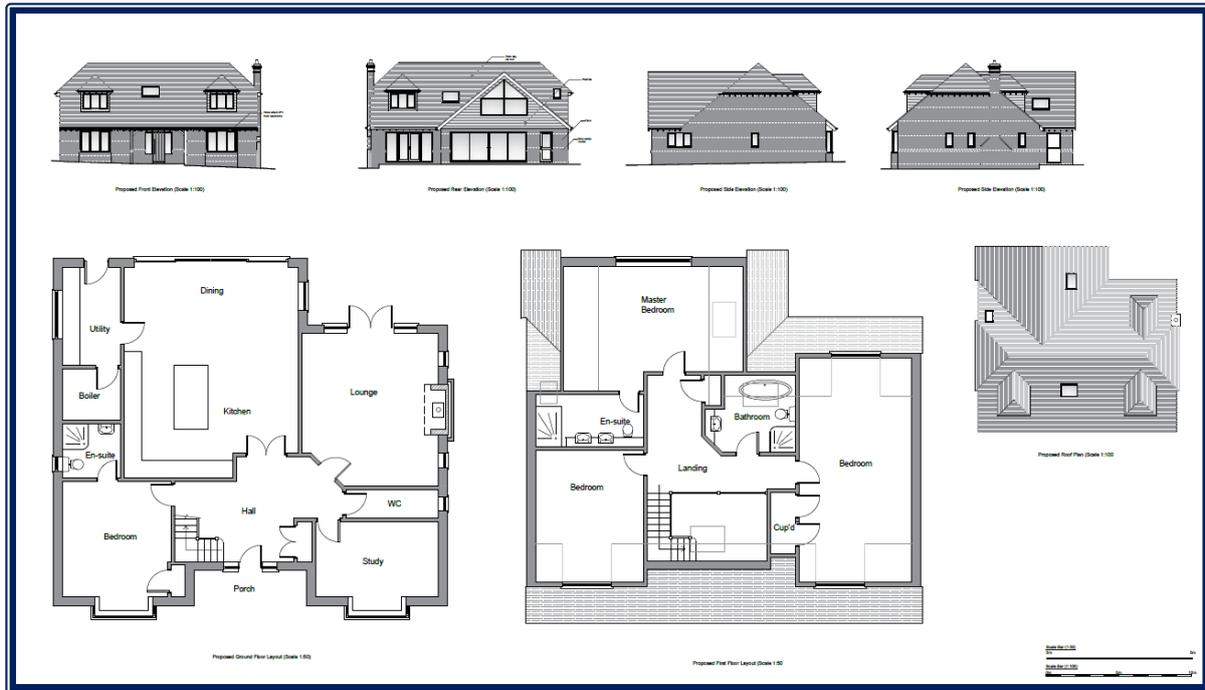


Figure 3: Proposed Elevations and Floor Plans

- 4.4 The proposed design is considered to be in keeping with the setting and the overall scale would be comparable to existing development within the immediate vicinity. The proposed dwelling would be orientated so that the principal elevation would face towards Storrington Road which would be consistent with the majority of properties, particularly when viewed against those to the north along Storrington Road. Given the presence of existing properties to the north on the eastern side of Storrington Road, and the existing property on site, the proposal is considered to represent infill development.
- 4.5 Consideration has also been given to separation distances to neighbouring properties, particularly Little Snapes to the north, which would retain its large front garden area. In addition, the dwelling has been amended to remove any first floor windows to the side elevations which could result in harmful overlooking to neighbouring properties and would address reason for refusal 3 attached to the previous application under planning reference DC/24/0015.
- 4.6 The proposed detached garage would be located to the front of the dwelling and would be a modest addition and in keeping with the pattern of development within the area, with neighbouring properties benefiting from garages / outbuildings positioned forward of the dwellings within their respective curtilages.

4.7 The proposed development would be substantially screened from views along Storrington Road owing to the presence of mature soft landscaping along the western boundary of the site. While the majority of the trees within the site would be retained, a number are proposed to be removed to facilitate the proposed development, with additional tree planting also proposed, as detailed within the site and tree details submitted. The proposed garage would be positioned away from retained trees with a no-dig construction proposed for the extended driveway to serve the proposed dwelling.



Figure 4: Proposed Site Plan

5. Planning Policy

National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives which are – economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11 d).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry limited to no weight in decision-making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out of date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025, has advised that the Plan is withdrawn due to concerns about its legal compliance. The situation with the new local plan remains uncertain at the time of submission of this application.

5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision making.

5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Thakeham Neighbourhood Plan (TNP) (2017)

5.8 While also considered to be out of date, the Neighbourhood Plan policies relevant to this application are as follows:

- Thakeham 1: A Spatial Plan for the Parish
- Thakeham 6: Design
- Thakeham 9: Development in the Countryside

Planning Advice Note(s) (PAN)

5.9 Relevant PAN's to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Principle of Development

6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4 directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.

6.2 As detailed at Figure 2 above, the site is located outside of, but directly adjoins the defined built-up area boundary of Storrington. The site is not allocated within Horsham's adopted development plan (comprising in this case the HDPF and the TNP), while it is again noted that these are now out of date. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF, as well as Policy Thakeham 1: A Spatial Plan for the Parish of the TNP. The site is also not in an isolated location therefore the opportunities afforded by Paragraph 84 of the NPPF do not apply in this instance.

6.3 In addition to the above, Policy Thakeham 1: A Spatial Plan for the Parish of the TNP steers new housing development to within the defined settlements of the Parish, including Thakeham and Storrington, which the application site adjoins.

6.4 Notwithstanding the above, the Council is currently unable to demonstrate a 5-year housing land supply, with the latest Authority Monitoring Report (April 2025) detailing a supply of only 1 year. Therefore, the tilted balance contained in paragraph 11(d) of the NPPF is engaged.

6.5 While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, the appointed Inspector has advised that the new Local Plan be withdrawn (April 2025) and the process is re-started. The situation with the new local plan is currently uncertain and as such, the weight given to the above policies and the new local plan is therefore limited to none at this stage.

- 6.6 Moreover, and as detailed above, the site adjoins the built-up area of Storrington and is located in very close proximity to the centre of Storrington and its associated facilities, as well as to public transport links including bus networks. There is a pedestrian pavement outside this site on the opposite side of Storrington Road which provides a pedestrian link to the facilities and services within the village centre.
- 6.7 The site is close to existing public transport links including the bus stops located along the junction of Storrington Road and Thakeham Road, providing links to Storrington, Horsham and other surrounding areas. In terms of its location, the site is therefore considered to be highly sustainable. It is therefore considered that there is opportunity for future residents of the property to utilise the footpath and access the centre of the village by alternative methods of transport and would not be unduly reliant on private vehicles for day-to-day needs.
- 6.8 In addition, since the adoption of the HDPF and the TNP, and given the housing land supply position which the Council is currently in, the Council has issued a Shaping Development in Horsham District (2025) document, (previously the Facilitating Appropriate Development (FAD) Supplementary Planning Document (2022)). The document sets out the Council's aspirations and the weight that can be given to current and emerging policy within the context of current legislation, national policy, and guidance.
- 6.9 Section 5 of the Shaping Development in Horsham District document provides advice as to how the Council will continue to facilitate appropriate development. Specifically, Paragraph 5.12 states that:

The Council recognises that it is likely to receive applications outside of defined Built Up Area Boundaries (BUAB)s and on unallocated sites as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, it will consider positively applications that meet all of the criteria below:

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

The application site adjoins the defined BUAB of Storrington, and therefore complies with this point of the criteria.

- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*

As per the TNP and the Housing Needs Assessment carried out to inform this, the majority of properties within the Parish consist of detached properties. The proposal would be for the creation of 1no appropriately sized dwelling within a comparable plot size to neighbouring development, where there are existing dwellings located further beyond the defined BUAB boundary to the north. The level of expansion is therefore considered to be appropriate and would comply with the above criteria.

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

While the TNP states that recent large-scale housing approvals are beyond Thakeham's local housing needs for the Neighbourhood plan Period, provision can still be made for windfall housing with the Parish. The proposals would represent windfall development which would adjoin the BUAB boundary and given that the Shaping Development in Horsham District document post-dates the Neighbourhood Plan, the proposal would deliver sustainable and appropriate housing development, which takes into account 'established character', as required by paragraph 5.18 of the Shaping Development in Horsham District guidance.

- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development;*

The proposal is for 1no infill dwelling of an appropriate scale, which would make a contribution to the Council's housing numbers. Given the scale and nature of the development and the surrounding context, with existing development located further to the north, the proposal would not individually or cumulatively prejudice comprehensive long-term development, as it effectively represents windfall development.

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

The proposed dwelling is comfortably contained within the wider garden area of Crescent Place which has clearly defined boundaries to all sides. As detailed above, the existing soft landscaping to the western boundary and landscape character would be retained, with the proposed infill dwelling continuing the ribbon development of residential properties from south to north along Storrington Road. Additional planting is proposed within the site as well as ecological improvements, resulting in an overall enhancement in terms of landscape character and biodiversity.

6.10 The above criteria set out within paragraph 5.12 of the Shaping Development in Horsham District document effectively follows and repeats the requirements of Policy 4 of the HDPF. As such, overall, the proposal would comply fully with the relevant criteria within the Shaping Development in Horsham District document and the HDPF and would therefore represent appropriate residential development in this location.

6.11 Furthermore, the proposal would also be acceptable in principle as it represents development on previously developed land / brownfield land. The definition of previously developed land within the NPPF is as follows:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

6.12 The use and more effective use of previously developed land attracts support in the NPPF, as well as in Policy 2 of the HDPF. Under this definition, residential garden land outside of built-up areas is previously developed land / brownfield land. As such, it follows that the principle of development on the site is also considered acceptable in this regard.

- 6.13 In summary, given the lack of a 5-year housing supply, the location of the site, adjoining the built-up area boundary of Storrington and clear compliance with the Shaping Development in Horsham District document and Policy 4 of the HDPF, the principle of residential development is therefore acceptable. It is noted that the principle of the development was accepted by the Council under the previous application, planning reference DC/24/0015.

Design, Appearance, and Impact on the Setting

- 6.14 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.15 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.16 As detailed within the submitted plans, the current proposal has been considered and developed with regard to the overall context of the site and immediate surrounding character. The proposed dwelling design has been slightly amended compared to the previous submission, with the provision of 2no dormers to the front, the removal of first floor side windows and minor alterations to the roof, windows and rooflights. The overall design, scale and character of the proposed dwelling is, however, considered to be very similar to that previously submitted and considered by the Council under planning reference DC/24/0015.
- 6.17 The provision of 1no dwelling on the site would be in keeping and commensurate with the prevailing character of dwellings within the immediate vicinity. The proposal would be appropriately sited and scaled when viewed against the overall site area, and proposed curtilage.

- 6.18 The proposed design and use of materials are highly appropriate to both the context of this suburban / rural edge location and the traditional palette of materials found in Storrington and the surrounding area. The orientation and positioning of the dwelling would also be reflective of the mixture evident within the vicinity in this regard.
- 6.19 As detailed above, the site is bounded to the west by extensive landscaping which screens the majority of the site from views from Storrington Road. Taking this into account and given the height of the proposed dwelling and siting towards the east of the site, the proposal would not be clearly visible or appear prominently when viewed from any public vantage points.
- 6.20 Hard and soft landscaping, including the proposed driveway connecting from the existing access point from Storrington Road and boundary treatments, consisting of a mixture of post and rail and close boarded fencing as well as soft landscaping, would also be in keeping with the character of the area. Additional planting is proposed within the site as well as a 'Wildlife Area', as detailed within the submitted ecology information, which would serve to preserve the semi-rural character of the site.
- 6.21 The proposed detached garage / carport, in terms of its design and siting, would also be reflective of the character of the area, with the property at Little Snapes located directly to the north, benefitting from an existing detached garage located forward of the principal elevation. Given the size of the dwelling and the detached garage and the plot, which are reflective of neighbouring properties, the proposed buildings are therefore considered to sit comfortably within the site and the proposal would not result in a cramped form of development or an overdevelopment of the site, as previously determined.
- 6.22 Overall, the proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

Neighbouring Amenity and Environment for Future Occupiers

- 6.23 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.24 It is noted that reason for refusal 3 attached to the previously refused application under planning reference DC/24/0015 related to impact on neighbouring amenity and perceived overlooking to the neighbouring property to the north from a first floor side window.

- 6.25 Taking the above into account, the proposals have been amended to remove any first floor windows to the side elevations. The Council were concerned with a first floor window to the northern side elevation on the previous refusal. This has now been moved to the front western elevation within one of the proposed front dormers, which would eliminate any issues in this regard and address the previous reason for refusal.
- 6.26 Given the relationship of the amended dwelling, as indicated on the site plan provided, with neighbouring properties, it is now considered that the proposals would not have a detrimental impact in terms of overlooking, overbearing or loss of light to neighbouring residential properties. In addition, it is contended that there would be no significant issues in terms of harmful noise or disturbance generated as a result of the proposed development, beyond that of the existing use of the site.
- 6.27 The proposals would be of an appropriate size and would comply with Nationally Described Space Standards (NDSS) and appropriate external amenity space would also be provided for future occupiers.
- 6.28 Overall, the proposed development would not result in demonstrable harm to neighbouring amenity and would therefore be in accordance with Policy 33 of the HDPF, addressing previous concerns raised by the Council.

Parking and Highways

- 6.29 Policies 40 and 41 of the Horsham District Planning Framework relates to transport and parking, and states that more transport choice including community transport where appropriate will be encouraged, as well as a reduction in private car use and greater accessibility to more sustainable modes of transport. The district has a good rail network so the increased use of stations will be encouraged through better pedestrian and cycle links. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 6.30 As detailed within the submitted plans, the proposed dwelling would be served by an existing access point on to Storrington Road. The access is of an appropriate width, and there would be no issues in terms of highway safety. The provision of 1no additional dwelling would not result in a marked increase in trips to and from the site which would be detrimental to the function of the highway network.
- 6.31 Sufficient parking spaces would be provided on site for a dwelling of this size, and overall, the proposals would be acceptable in this regard. The Council did not raise any concerns in relation to highways / parking within the previous application.

Ecological and Biodiversity Considerations / Enhancements

6.32 Policy 31 of the HDPF states that –

“Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.

Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks”.

6.33 The application is supported by a detailed Ecological Impact Assessment (EIA), as well as proposals for ecological enhancements and Biodiversity Net Gain (BNG) on site. Given the date of the EIA (2023), this application is also supported by a supplementary letter from the ecologist, dated November 2025, which confirms that the assessment and findings of the 2023 survey / report remain valid.

6.34 The proposals include the provision of additional tree planting and the creation of ‘Wildlife Area’ along the eastern boundary of the site. The EIA sets out avoidance and mitigation measures to ensure that any identified habitats and species are not negatively impacted upon by the proposed development. The assessment concludes that any potential impact would be negligible and non-significant.

6.35 As such, the submitted details provided clearly indicate a significant enhancement to the site in this regard, where there would be no detrimental impact on habitats or protected species, in accordance with Policy 31 of the HDPF. It is noted that this was not raised as an area of concern by the Council during the consideration and determination of the previously refused application.

Tree Considerations

6.36 The application is supported by a detailed Arboricultural Impact Assessment and Method Statement (AIA). The AIA confirms that most of the trees and hedgerows have been assessed to be relatively low value and categorised as C.

- 6.37 A number of trees have been identified to be removed, as detailed within the accompanying information, to facilitate the proposed development, however given the low value identified their loss is acceptable in the context of the proposal.
- 6.38 The overall scheme has been designed and considered with existing trees and their root protection areas as a key factor. A number of protective measures, including a no-dig method where construction of access on site falls within the root protection areas (RPA) of any tree, have been set out with the Method Statement. Additional planting is also proposed.
- 6.39 Overall, it is considered that the proposal would not have a significant impact on the existing trees on the site. It is noted that this was not raised as an area of concern by the Council during the consideration and determination of the previously refused application.

Flood Risk

- 6.40 Policy 38 of the HDPF states that development should follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. The site lies within an area at risk of surface water flooding. A detailed and updated Flood Risk Assessment (FRA) (2025) has been produced and submitted to support the application in order to address reason for refusal 2 of the previously refused application under planning reference DC/24/0015.
- 6.41 Following the determination of the previous application, Paragraph 27 of the National Planning Practice Guidance (NPPG) has been updated (September 2025). This sets out when and how the sequential test should be applied to planning applications. It confirms that developments in flood risk areas are subject to the test, with exemptions listed in the NPPF. It also provides guidance on proportionality and the role of site-specific FRAs. The updated wording of this paragraph is as follows:

“In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.”

- 6.42 The updated FRA sets out how the dwelling would be designed and flood mitigation measures to ensure that the development would not increase the flood risk, either on this site or to neighbouring properties. The FRA also confirms that given the measures which would be implemented, there is now no requirement to pass the sequential test, in accordance with paragraph 27 of the NPPG.
- 6.43 The FRA also sets out SuDS measures, and overall, the application is considered to be acceptable in this regard and would address the previous reason for refusal attached to application reference DC/24/0015.

7. Summary and Conclusion

- 7.1 Overall, given the position of the Council with regard to its 5-year housing supply, the location of the site which adjoins a defined settlement boundary, the amended design and additional / amended flood risk information / guidance, the proposal represents an appropriate form of development in this sustainable location. The development would also now fully comply with the criteria set out within the Shaping Development in Horsham District document. In addition, the application would fully address the previous reasons for refusal attached to application reference DC/24/0015.
- 7.2 As such, while now considered to be out of date, the proposals would be in accordance with Policies 4, 25, 26, 31, 32, 33 and 38 of the HDPF and the NPPF and therefore, the Local Planning Authority is respectfully requested to grant planning permission accordingly.