

Permission in Principle: Residential development of up to 5 new homes

Land at Lyons Road, Slinfold

Planning Statement

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Prepared for: Alan Gearing

Document Information

About

This document has been prepared for Alan Gearing by Squires Planning.

Squires Planning is the trading name of Squires Planning Ltd. The company is registered in England & Wales with Company Number 11917764. The registered office is Home Farm, Purley on Thames, Reading, Berkshire, RG8 8AX. The head office address is Squires Planning, The Long Barn, Poplars Place, Turners Hill Road, Crawley, RH10 4HH.

Should you wish to contact Squires Planning about this report, please email info@squiresplanning.co.uk or phone 01293 978 200. Please quote our project reference number which is 0097.

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Graphics & Mapping

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1. Introduction

- 1.1. This Planning Statement has been prepared by Squires Planning in support of an application for Permission in Principle (PiP) at land at Lyons Road for:

‘Residential development of up to 5 new homes’
- 1.2. The PiP route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle from the technical detail of the development. The PiP consent route has 2 stages: the first stage (or ‘permission in principle’ stage) establishes whether a site is suitable in-principle and the second stage (‘technical details consent’) is when the detailed development proposals are assessed.
- 1.3. The scope of the PiP is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should only be considered at the technical details consent stage.
- 1.4. This document provides an overview of the site and its context, and the proposed development before considering issues relevant to those ‘in principle’ matters (i.e. location, land use and amount).

Site & Situation

- 1.5. The site is situated to the south of Lyons Road. To the east / southeast is the Lyons Farm Estate site, which contains a number of service and employment units along with associated hardstanding and parking areas. The Lyons Farm Estate site is allocated and protected as an employment site by the Development Plan (Slinfold Neighbourhood Plan, Policy 11, EC3). To the south of the site are agricultural fields, plus a further employment site (Tradex Logistics), residential properties and large employment area accessed from Bridge House Lane. The western edge of the site is marked by an existing hedgerow, further to the west is an agricultural field facing Lyons Road and residential properties fronting Pinkhurst Lane. Lyons Road serves as the northern boundary of the site, opposite the site, on the northern side of Lyons Road is a further employment site (Lyons Farm) and residential properties.
- 1.6. Within the immediate wider area are further residential properties along Lyons Road, plus a relatively large car sales and showroom site (Toyota Horsham) west of the Lyons Road/Five Oaks Road junction.
- 1.7. Access to the site, from Lyons Road, is available via an existing field access and dropped kerb.
- 1.8. The site is located approx. 400 m from the current Broadbridge Heath settlement boundary, and approx. 1.2km from the Wickhurst Square Local Centre. The village of Slinfold is approximately 1.5km to the west.
- 1.9. The application site measures 0.25 ha and is currently used in association with neighbouring land, as grazing land for a small number of sheep.

- 1.10. The site is flanked on three sides (west, north, east) by existing hedgerow, with the northern boundary hedgerow also containing 2 – 3 trees. There are no trees within the main body of the site, or any areas of diverse planting / ecology.
- 1.11. The whole site is in Flood Zone 1. The EA Flood Map for Planning, identifies that parts of the site are at risk of surface water flooding.
- 1.12. The site is generally level, with no significant level change across its width or length.
- 1.13. The site is not in a conservation area or other designated area. Lyons Farmhouse, which is approximately 45m north-east of the nearest part of the site is Grade II listed. The official list entry for the building (List Entry Number 1354204) indicates it is the “*centre portion*” of the building, dating from “*probably C17*” that carries the heritage significance, and that the building has had a 19th Century wing added at its west end. There is minimal intervisibility between the site and Lyons Farmhouse due to significant evergreen boundary planting and other landscaping principally along the Lyons Road boundary of the Lyons Farmhouse site.
- 1.14. Other nearby listed building area Ashlands Farmhouse (Grade II Listed), approximately 470m west of the site, and ‘Ye Old House’ (Grade II listed), approximately 300m south west of the site.

Planning History

- 1.15. The Council’s on-line planning register shows no recorded planning history for the site.
- 1.16. The planning history for neighbouring and adjacent sites includes permission for a new building of some 420 sq.m for Class D1 use, permitted in April 2017 (DC/17/0258) and variation to an existing building permitted in February 2018 (DC/17/2440), both within the Lyons Farm Estate.
- 1.17. Elsewhere within the immediate area, planning permission DC/19/1897 for the “*Erection of a continuing care retirement community of 141 units*” approved at appeal in 2021 is currently under construction on land to the east of the junction of Lyons Road and Five Oaks Road. This major ‘retirement development’ also includes community facilities including restaurant, café, shop, hairdressers, spa and medical suite alongside access, infrastructure, open space and landscaping.
- 1.18. The approved details for the retirement community development include a package of measures to improve access to and from the site. The improvements are secured by way of a S106 Unilateral Undertaking and are defined by a “*Local Improvement Plan*” (that forms part of the UU) and include improvements to the existing footpath on the north side of Five Oaks Road (between Lyons Road and the Newbridge Nurseries Garden Centre), new pedestrian crossings across Five Oaks Road including close to the Lyons Road/Five Oaks Road junction, and enhancements to existing bus stops at Lyons Road and elsewhere.
- 1.19. The UU also provides an undertaking that the “*Communal Facilities*” provided by the development are available for use by members of the public (Schedule 2, Part 2 of UU 22nd Jan 2021). The communal facilities are defined by the UU as including restaurant, shop, café, hairdressers, river corridor and clinical space.

2. The Proposed Development

- 2.1. This application is for 'Residential development of up to 5 new homes'.
- 2.2. The proposed development would utilise the existing access on to Lyons Road.
- 2.3. As a 'Permission in Principle' application, no detailed layout, form or design of the proposed dwellings or landscaping details are provided. All such relevant details would be provided and confirmed at the technical details stage.

3. Planning Policy Context

- 3.1. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning decisions to be taken in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. In this case, the development plan comprises:
 - Horsham District Planning Framework, November 2015
 - Slinfold Neighbourhood Plan 2014-2031
- 3.3. Policy contained in the National Planning Policy Framework (NPPF) published in December 2024 (and updated in February 2025) is also material in the determination of this application.
- 3.4. The policies most relevant to the principle of development for this PiP application are set out below.

Horsham District Planning Framework

- 3.5. The Horsham District Planning Framework (HDPF) was adopted in November 2015.
- 3.6. Key strategic objectives of the HDPF include:
 - Providing a *“range of housing ... that delivers the target number of new homes”*
 - Locating new development in sustainable locations which have appropriate infrastructure, services and facilities in place
 - Safeguarding and enhancing the character of settlements and ensuring that the separate character of settlements is retained
 - Ensuring that new development minimises impact on the countryside.
- 3.7. As part of this strategic approach, the HDPF (at paragraph 3.24) recognises the role of larger settlements - including Broadbridge Heath - to support development.
- 3.8. **Policy 2** outlines that the spatial strategy of the HDPF includes to *“focus development in and around the key settlement of Horsham and allow for growth in the rest of the district in accordance with the identified settlement hierarchy”*, and to manage development *“around the edges of existing settlements in order to prevent the merging of settlements and protect the rural character and landscape”*.
- 3.9. **Policy 3** defines the settlement hierarchy for Horsham District. Broadbridge Heath is identified as a *“small towns and larger villages”*, which offers *“a good range of services and facilities, strong community networks and local employment provision together with reasonable rail and/or bus services”*. The policy expectation, set out by Policy 3, is for small towns and larger villages to *“act as hubs for smaller villages to meet their daily needs”*. Such ‘smaller villages’ in the case of Broadbridge Heath will include Slinfold village.

- 3.10. **Policy 4** supports the growth of settlements to meet identified local housing needs, although the policy also provides criteria that development outside of defined built-up area boundaries is expected to satisfy. The criteria include:
- that the site is allocated by the development plan and adjoins the existing settlement
 - the level of expansion is appropriate to the scale and function of the settlement type
 - the development is demonstrated to meet identified housing needs or will support the retention or enhancement of community facilities.
- 3.11. **Policy 16** expects developments to provide a mix of housing sizes, types and tenures, with the mix dependent on the *“established character and density of the neighbourhood and the viability of the scheme”*. For development of between 5 to 14 dwellings the policy also requires 20% of the dwellings to be affordable.
- 3.12. **Policy 26** says outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. The policy seeks to restrict development outside the defined built-up area boundaries unless it is *“essential”* to its countryside location; satisfies at least one of four criteria; is considered appropriate to its location and the countryside character of that location; does not lead to a *“significant”* increase in level of activity in the countryside; and protects, conserves or enhances the *“key features and characteristics of the landscape character area in which it is located”*.
- 3.13. **Policy 27** seeks to protect against the coalescence of settlements, and resists development unless it is demonstrated that *“there is no significant reduction in the openness and ‘break’ between settlements”* and development *“does not generate urbanising effects within the settlement gap, including artificial lighting, development along key road corridors, and traffic movements”*. The supporting paragraphs to Policy 27, clarify that the intention of the policy is to protect and retain settlements’ identities and the *“sense of leaving one place and arriving at another”*.
- 3.14. **Policy 40** supports development that is located in areas where there is a choice of modes of transport. The supporting paragraph to Policy 40 confirms that the district’s population is *“highly reliant on the car and is likely to continue to do so”*, and that development that supports opportunities to encourage more transport choice and sustainable travel options (such as public transport) are supported.

Slinfold Neighbourhood Plan

- 3.15. The Slinfold Neighbourhood Plan was made in September 2018 and is intended to cover the period to 2031.
- 3.16. The strategic objectives of the Slinfold Neighbourhood Plan include protecting and enhancing the *“rural character of the Parish and preventing coalescence with Broadbridge Heath”*, supporting non-car modes of travel, and continued support for existing employment allocations.

Other material considerations

National Planning Policy Framework

- 3.17. The NPPF is the overarching national policy framework for England and is a material consideration in planning decisions.
- 3.18. Of particular importance to this application is paragraph 11 which sets out the presumption in favour of sustainable development, which - for decision-taking - 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-date⁸, granting permission unless:

 - i. The application of policies in this Framework that protect areas or assets of particular importance⁷ 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'**
- 3.19. Footnote 8 of the NPPF in reference to Paragraph 11(d) states that '*This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.*
- 3.20. In this case, it is well established that Horsham District Council is not currently able to demonstrate a 5-year supply of deliverable housing sites. Therefore, in accordance with NPPF Footnote 8, for applications involving the provision of housing (such as this application), the development plan policies which are most important for determining the application are deemed out-of-date.
- 3.21. For this application, this includes the policies identified above, most notably Policies 3 and 4. Moreover, as these District Plan policies are out-of-date, the "*built-up area boundaries*" defined by the Development Plan in the context of policies 3 and 4 (and by extension Policy 26) are similarly deemed out-of-date.
- 3.22. Criterion i of NPPF Paragraph 11(d) relates to "*protected areas and assets of particular importance*". These are listed in NPPF Footnote 7 and relate to habitat sites and/or designated as Sites of Special Scientific Interest, Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast, irreplaceable habitats, designated heritage assets (and other heritage assets of archaeological interest), and areas at risk of flooding or coastal change. None of these designations apply to the application site, and thus criterion i does not apply in this case.

- 3.23. Criterion ii of NPPF Paragraph 11(d) sets out that permission should be granted for this application unless the adverse impacts of doing so would **significantly and demonstrably** outweigh the benefits.
- 3.24. Paragraph 14 of the NPPF states that *‘In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*
- a) the neighbourhood plan became part of the development plan five years or less before the date at which the decision is made; and*
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70’*
- 3.25. In this case, the Slinfold Neighbourhood Plan was made in September 2018, well over five years before the date of the decision for this PiP application will be made. Accordingly, criterion a) of para 14 is not met, and thereby the provisions of NPPF Paragraph 14 do not apply in this case.

Shaping Development in Horsham District, HDC Planning Advice Note, Sept 2025

- 3.26. The Planning Advice Note (SDPAN) was endorsed by the HDC Cabinet on 17th Sept 2025 as a replacement to a previous document *“Facilitating Appropriate Development, October 2022”* originally prepared to provide advice on the determination of planning applications in the context of the Council’s inability to demonstrate a five year housing land supply (5YHLS) and the weight the Council intends to afford to policies in the emerging Horsham District Local Plan.
- 3.27. The officer’s report to the HDC Cabinet explains that the intention of the Planning Advice Note is to *“be a positive, non-statutory planning guidance to assist those determining applications, and to provide clarity to applicants and other stakeholders as to what the Council considers to be appropriate development”*.
- 3.28. The officer report also confirms that the SDPAN *“does not set planning policy”*. And although it does not carry any statutory or regulatory development plan status, we understand the Council considers it to be a material consideration in the determination of proposals.
- 3.29. Paragraph 1.7 of the SDPAN, with reference to the Council’s 2023/224 AMR, recognises that HDC *“can only demonstrate around a one-year housing land supply”*, and paragraph 2.4 explains that this failure to demonstrate a 5YHLS *“has the effect of reducing the weight that may be afforded to such policies and engages the ‘tilted balance, where there is an expectation that planning applications for housing should be approved”*.
- 3.30. Notwithstanding the expectations of NPPF Paragraph 11 and the application of the tilted balance, the SDPAN claims HDPF Policies 3 and 4 remain relevant and *“relate well to settlement form within the district”* and, in that vein, paragraph 5.12 of the SDLAN provides criteria against which development proposals outside of the built-up area boundaries will be assessed. The criteria are:
- *The site adjoins the existing settlement edge as defined by the BUAB;*

- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and*
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.*

- 3.31. These criteria are essentially a repeat of the criteria provided by HDPF Policy 4, which the Council acknowledges (including by the SDPAN) is out-of-date by virtue of the Council's lack of a 5YHLS and the requirement of NPPF paragraph 11.
- 3.32. Paragraph 5.19 of the SDPAN confirms that the affordable housing expectations of HDPF Policy 16, in relation to proposals for less than 10 dwellings on sites that are not in the High Weald National Landscape, is not consistent with national policy, and that accordingly the Council will not seek affordable housing provision from such schemes.

Horsham District Local Plan 2023-2040

- 3.33. The emerging District Local Plan is currently at examination stage, but it is unclear whether the examination process will complete and whether extensive amendments will be required to the plan.
- 3.34. The SDPAN notes the uncertainty of whether the emerging Local Plan will proceed to adoption (either with or without significant amendment) and concludes, at paragraph 2.21 that *"the weight to be applied to its policies is likely to be limited in most cases"*.
- 3.35. In any event, the draft policies set out within the emerging HDLP of relevance to the consideration of housing at the application site – including emerging Policies 2 'Development Hierarchy', 3 'Settlement Expansion' and 14 'Countryside Protection' - are effectively a repeat of existing HDPF policy that is out of date and which has demonstrably failed to deliver identified housing needs.

4. 'In Principle' Matters

- 4.1. In this section the 'in principle' matters relevant to the proposed development (i.e. those relating to location, land use and amount) are assessed. Only issues relevant to these 'in principle' matters should be considered at the PiP stage.

Location

- 4.2. The site is located on the south side of Lyons Road and is outside a built-up area boundary. It is however, bounded to the west by an allocated and protected employment area, which itself sits adjacent to residential dwellings and which in turn borders a larger commercial car sales site (Toyota Horsham) adjacent to the junction of Lyons Road / Five Oaks Road. To the north of Lyons Road, opposite the application site, is another commercial / employment site and more residential dwellings.
- 4.3. Directly to the east of Five Oaks Road is the permitted 141 dwelling retirement housing development (permission reference DC/19/1897) which itself falls outside of the defined Broadbridge Heath built-up area boundary. Despite the approval of this significant retirement housing development – and even leaving aside allied considerations of the existing scale of other existing development such as the Well Grange Nursing Home, Toyota car dealership and workshop etc – no changes to the HDPF built-up area boundary are currently proposed by the emerging HDLP.
- 4.4. The on-the-ground reality, however, is that the permitted retirement housing development effectively extends the built-up area boundary of Broadbridge Heath, linking it to existing development including in and adjacent to the Lyons Road/ Five Oaks Road junction, and with consequential effects to the current character and perceived separation of the built-up Lyons Road/Five Oaks Road area.
- 4.5. Furthermore, the retirement housing scheme - whilst itself found acceptable as a housing development outside of defined built-up area boundaries - explicitly provides both for enhanced public transport and pedestrian facilities, and the inclusion of community facilities as part of the development including restaurant, café, shop, hairdressers, spa and medical suite. Those facilities are not exclusive to the development and are intended to be used by the wider community. It would be unrealistic to contend that the 'wider community' in this context is (or was) expected to relate solely or predominantly to Broadbridge Heath residents. Rather the 'wider community' use of the community facilities encompasses all nearby areas, including Lyons Road.
- 4.6. In accessibility and transport terms, whilst the site is within easy walking distance of the community facilities provided by the retirement development, other facilities and services are also available within Broadbridge Heath (a defined Smaller Town/Larger Village with a recognised *"good range of services and facilities and local employment provision"*). Additionally, existing pedestrian access to Broadbridge Heath will be enhanced by the provision of new crossing points and footpath enhancements along Five Oaks Road to be delivered by the local highway authority via funding from retirement development. The appropriateness and suitability of these highway improvements to encourage and facilitate pedestrian traffic between the retirement development and shops & services at Broadbridge Heath has been promoted by and are supported by the Council. Additionally, the suitability and availability of these pedestrian links, already deemed acceptable courtesy of the retirement home approval, is equally applicable to the application site.

- 4.7. Local bus service provision is routed along Lyons Road, with bus stops close to the applications site, and additional bus services accessible from existing bus stops at Five Oaks Road. Enhancements to these bus stop, and improved access to them, are part of the package of highway improvements delivered by the approved retirement housing development.
- 4.8. The location of the application site therefore is demonstrably sustainable in the context of the NPPF and with regard to the sustainability considerations relevant to 'tilted balance' considerations. The site is accessible by different modes of transport, and shops, services and other 'community facilities' are available and accessible locally, either at the neighbouring retirement housing development or within easy, convenient and safe walking distance at Broadbridge Heath, and further afield via the local bus network.
- 4.9. Assessed against the criteria outlined by the Council's SDPAN advice, it is clearly the case that the site does not adjoin a settlement edge as defined by a 'built-up area boundary', but neither does the defined built up area boundary (whether existing or proposed) reflect the existing built-up area, having regard to commitments and the pattern of development locally (and notwithstanding that the defined built up area boundary cannot be considered up-to-date in any event). The proposal site does adjoin an existing – and protected – employment site (which as a protected site must also therefore be judged to be in a sustainable location) and sits alongside other urban/built development including other commercial uses and residential dwellings.
- 4.10. In respect of criteria 2 and 3 of the SDPAN, the proposed development of up to 5 new homes, is entirely appropriate to the scale and function of the settlement – Broadbridge Heath – that it relates to. Broadbridge Heath is a 'tier 2' settlement defined as "*Small Town and Larger Villages*" by both the HDPF and the emerging Local Plan, and an entirely appropriate location to support additional residential provision that will contribute to meeting housing needs and addressing the Council's significant underprovision of housing.
- 4.11. In respect of criteria 4 of the SDPLAN, there is no long term development that will be prejudiced by the proposal.
- 4.12. In respect of criteria 5 of the SDPAN, the design and layout of the proposed development is outside the remit of this PiP application and will be addressed at the PiP technical details stage. Nevertheless the development will be contained within existing boundary hedgerows and there is clear opportunity for the site layout and design details of the scheme to provide and strengthen defensible boundaries. The site itself has no inherent landscape value and does not contribute to any recognised wider landscape character.

Land Use

- 4.13. The proposed development seeks the use of the land to provide up to 5 residential dwellings. There are no policies in the development plan that would apply and influence such use of the land apart from those identified and addressed above which seek to steer residential development to specific areas. Those policies are deemed out-of-date, but in any event, the expectations of the policies and their underlying objective are reflected by the advice provided by the Council's SDPAN, and as we set out above, the proposal closely aligns with those expectations and objectives.

- 4.14. There are no on-site constraints that would constrict or adversely affect residential development at the site. Whilst design considerations are for consideration at the technical details stage, the overall size of the plot and the limited amount of development proposed will ensure there is scope for sufficient physical separation between dwellings, appropriate access and car parking provision, suitable landscaping and amenity space and the retention of existing landscape and natural features such as hedgerow boundaries.
- 4.15. Regarding access, the site is served by an existing access from Lyons Road. There is suitable visibility to the east and west to enable safe entrance into and exit out of the site in either direction.

Amount

- 4.16. The proposed development seeks the provision of up to 5 dwellings. The site area measures 0.25 ha therefore the proposed development would have an approximate maximum density of 20 dwellings per hectare. This density provides an appropriately balance between the prevailing relatively low density of neighbouring residential sites (approx. 9 dph) and ensuring the efficient use of land (in line with HDPF Policy 33) and optimising the development opportunity of the site to maximise the site's contribution to addressing housing need.
- 4.17. Given the site's location, contiguous to existing development and opposite other existing residential and commercial buildings, development of the site would have no material effect on the existing separation of Broadbridge Heath and Slinfold settlements. The proposed development would therefore satisfy the expectations of HDPF Policy 27 and the applicable strategic objective of the Slinfold Neighbourhood Plan.

5. Conclusion & Planning Balance

- 5.1. This application seeks Permission in Principle for '*Residential development of up to 5 new homes*'.
- 5.2. The Council is unable to demonstrate a 5 year supply of deliverable housing sites and therefore the presumption in favour of sustainable development set out in paragraph 11 of the NPPF applies.
- 5.3. There are no protected areas or assets which would be adversely impacted by the proposed development. Permission should therefore be granted unless "*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*".
- 5.4. The proposed development would result in the provision of up to 5 dwellings, the site is contiguous with the existing built-up area and is in a sustainable location with regard to sustainable transport options and the availability, and proximity to, local shops and services.
- 5.5. The site is served by an existing access, and there are no on-site constraints which would affect residential development, and there would be no significant impacts on neighbouring uses. The proposed land use is therefore acceptable.
- 5.6. The proposed development is of an appropriate density relative to the existing character of the area and having regard to the potential to optimise development of site and thereby its contribution to meeting housing needs. The site is enclosed on three sides by defensible boundaries, and development at the site will not lead to any coalescence effect between Broadbridge Heath and Slinfold. The amount of development is therefore acceptable.
- 5.7. The proposal will contribute towards the demonstrably unmet need for new homes in the District.
- 5.8. Given the serious and continuing under provision of housing in the District, the 'tilted balance' set out by paragraph 11 of the NPPF is engaged. In this case, there are no notable 'adverse impacts' arising from the development, whilst the benefits of the proposal include:
 - Contribution towards the District's overall shortfall of housing delivery in the District. **Significant weight.**
 - Residential development in a sustainable location alongside existing built development with easy, safe and convenient access to local community facilities as well as a "*good range of services and facilities, strong community networks and local employment provision*" and wider bus services at Broadbridge Heath. **Significant weight**
 - Economic contributions through the creation of jobs and use of locally sourced material to implement the development. **Moderate weight.**
 - Biodiversity net gain which will be achieved through the technical details stage of the PiP. **Moderate weight.**

- 5.9. On balance therefore, **the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits**. The planning balance therefore falls clearly and heavily in favour of granting permission for the proposal.
- 5.10. Accordingly, in the context of the shortfall of housing provision in Horsham and the Council's 5 year housing land position, the application site's location relative to existing development - including the nearby retirement development that includes community facilities to be purposefully available to the wider community - and its relationship to the existing settlement with convenient and sustainable access to facilities and services, the proposal is supported by both the sustainable development expectations of the NPPF and the overall sentiment of (albeit out-of-date) development plan policy.
- 5.11. Consequently, there is overwhelming justification for the permission in principle to be granted.



Planning, Development, Collaboration

South East & London Office

The Long Barn, Poplars Place
Turners Hill Road
Crawley
West Sussex
RH10 4HH

01293 978 200

info@squiresplanning.co.uk

Thames Valley Office

Unit 2-3, Dorcan Business Village,
Murdock Road, Dorcan,
Swindon
Wiltshire
SN3 5HY

01793 570 830

info@squiresplanning.co.uk



RTPI

Chartered Town Planners