



APPLICATIONS & APPEALS SERVICES

**DEMOLITION OF EXISTING DETACHED CHALET
STYLE BUNGALOW AND OUTBUILDINGS AND
ERECTION OF 1NO. PAIR OF THREE BEDROOM
SEMI-DETACHED DWELLINGS FRONTING
LITTLEWORTH LANE WITH CAR PORTS AND
ASSOCIATED PARKING**

**1 LITTLEWORTH LANE
PARTRIDGE GREEN
WEST SUSSEX
RH13 8JF**

PLANNING, DESIGN AND ACCESS STATEMENT

MAY 2026



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1.0 INTRODUCTION

1.1 Planning permission is sought for demolition of the existing detached chalet style bungalow at 1 Littleworth Lane and its associated outbuildings and erection of a pair of three bedroom semi-detached dwellings fronting Littleworth Lane. The proposal includes a double car port at the rear of each property accessed via the existing driveway. The application is a revision of application DC/24/1084 which was refused planning permission last year.

1.2 The details of the proposal will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;

- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.3 This Planning, Design and Access Statement should be read in conjunction with the accompanying documents and associated drawings.

2.0 PHYSICAL CONTEXT & PLANNING HISTORY

Physical Context

- 2.1 The application site is located on the west side of Littleworth Lane and to the north of the village of Partridge Green. The site is formed of a chalet style bungalow which sits back from the pavement edge perpendicular to the road with its principal elevation addressing the internal access driveway to the south. The property is finished in unpainted brickwork with areas of tile hanging to the gables and dormer cheeks which are located on the southern elevation.
- 2.2 The existing dwelling occupies an 'L' shaped plot which broadens out to the north behind the adjacent four dwellings and contains a number of outbuildings used by the occupant of 1 Littleworth Lane for various hobby activities and storage. The northern section of the site is mown lawn and is enclosed by dense hedgerow and leylandii trees. The front of the site is enclosed behind a low (c.0.3m high) walling with close boarded fencing above (c.1.2m) totalling c.1.5m in height with leylandii hedging above. The site is predominantly flat with a slight incline (c.0.6m) towards the rear of the site and has leylandii trees/hedging abutting the rear side substantially

concealing the dwelling from view from within the streetscene. The current proposal relates to a rectangular portion of the existing plot, primarily where the existing dwelling is located.

- 2.3 In the wider context, the immediate section of Littleworth Lane is formed of a combination of open fields, farm development and varying styles and scales of residential properties located on both sides of the street, but is more densely developed on the western side. Further south on the eastern side of the street the dwellings are predominantly larger, detached properties set within substantial plots and the western side is formed of open fields with hedgerow adjacent to the pavement edge. Directly to the north of the site are two pairs of early 20th century two storey semi-detached dwellings. Properties along the length of Littleworth Lane are predominantly of unpainted brick construction.
- 2.4 The properties appear to have been constructed at the same time and would have originally matched one another. The properties are symmetrical with front entrances centrally located and prominent two storey bays with prominent gables each with matching detailing. The most northerly property has been extended more recently with a substantial two storey side extension. The remainder of the street is predominantly characterised by detached dwellings.

2.5 The settlement pattern was originally predominantly linear in form, changing over time as more infill development has been constructed, and application site is located at a transitional point along the street. To the north of the site the development incorporates both primary and secondary frontages, becoming denser around Mill Lane, with a number of examples of development which does not directly front/abut the highway. The nearest to the application site is the more recently completed backland development to the rear of Abbots Lea (DC/19/0908) which is formed of two detached dwellings set within large plots each with separate car barns. These properties are accessed via a shared driveway to the south of Abbots Lea, a newly constructed white rendered dwelling. Each access is enclosed behind gates with rendered/brick piers and walling with sections of hedging along the remainder of the frontage.

2.6 The street benefits from a footway on the western side of the carriageway from the site (and beyond) leading the whole way into the settlement of Partridge Green. Partridge Green is classified in the adopted Local Plan as a 'Medium Village' with a moderate level of services and facilities to meet some of the resident's day to day needs.

2.7 The following are photographs the existing site at 1 Littleworth Lane and its surroundings:



Streetscene view from south



Principle (southern) elevation of main dwelling



Existing outbuildings



Existing outbuildings





Wider garden – looking north east



South east corner of the garden



Wider garden – looking north

Planning History

2.8 A search of the online register reveals the following planning history:

- WG/7/96 – 2-storey extension. Approved 21 May 1996.
- DC/24/1084 - Demolition of existing detached chalet style bungalow and outbuildings and erection of 1no. pair of three bedroom semi-detached dwellings fronting Littleworth Lane and 1no. three bedroom and 2no. four bedroom detached dwellings to the rear with associated landscaping and off-street parking utilising existing access. Refused 13 November 2024; Appeal dismissed 21 November 2025.

3.0 PROPOSAL

3.1 The proposal seeks planning permission to demolish the existing chalet style bungalow and some outbuildings within close proximity, and to erect a pair of two storey, three bedroom dwellings fronting onto Littleworth Lane. Parking will be provided to the rear of the dwellings in the form of two car ports, with access via the existing driveway. The application follows the dismissal of the recent appeal relating to a larger development on the site. This application seeks permission for a much reduced scheme.

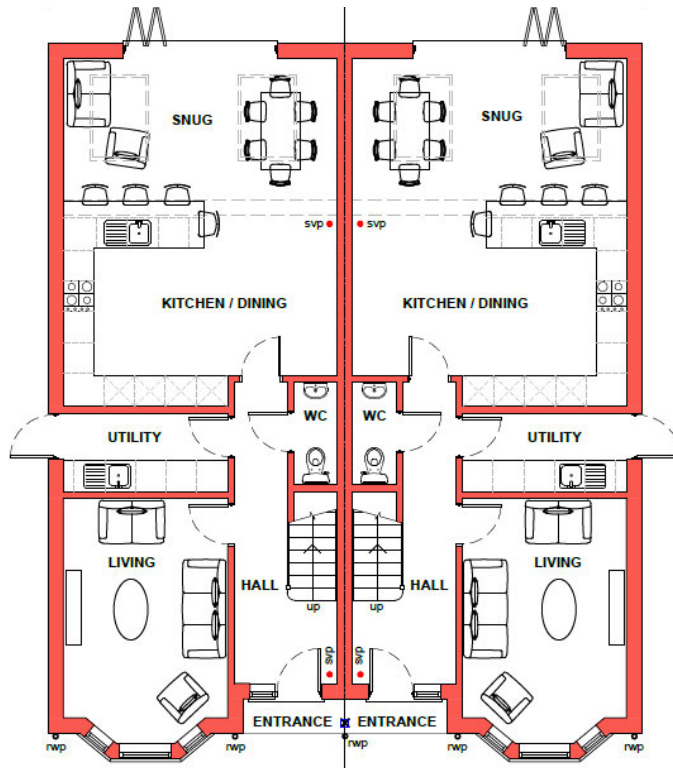
3.2 The current proposal relates only to the front portion of the plot, with a pair of two storey semi-detached dwellings with accommodation in the roof space being located on the site of the existing dwelling. The accommodation will be laid out as per the following extracts from the proposed plans. The pair are a handed mirror both internally and externally, each with two storey bay windows topped with a tile hung gable feature. The front doors are centrally located on the pair and each have a porch detail. To the rear; each has a pair of small pitched roof dormers and single storey rear projection with mono-pitched roof.

3.3 The properties will be finished in brick, with tile hanging to the front gable features and dormer cheeks. The roofs will be covered with plain tiles.

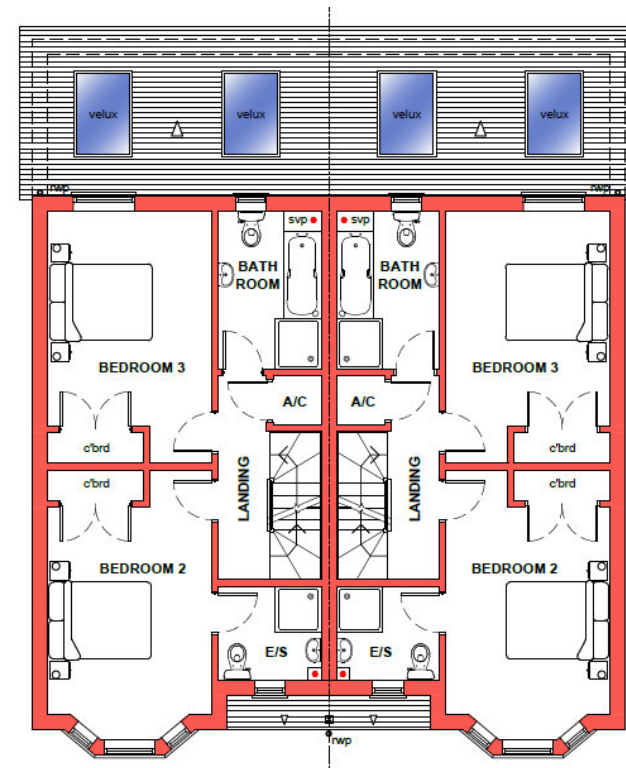
Site Plan



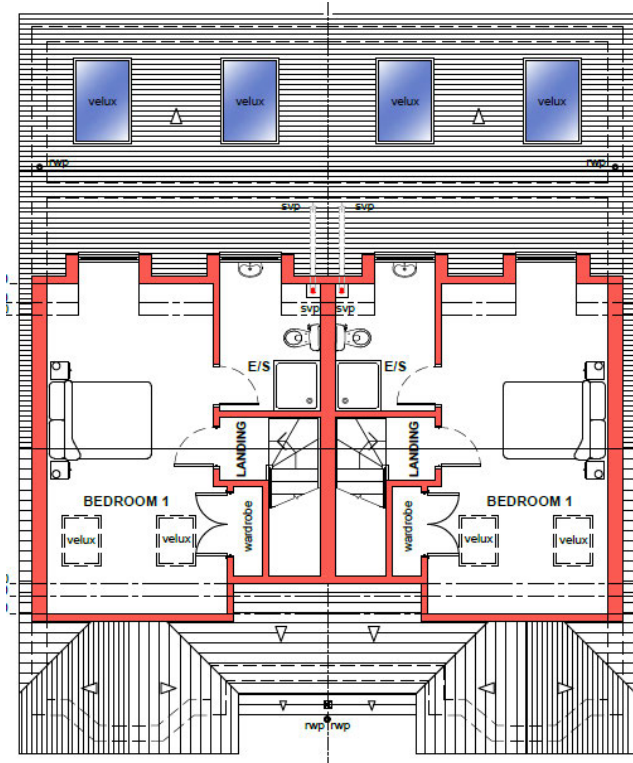
Ground floor plans



First floor plans



Attic plans



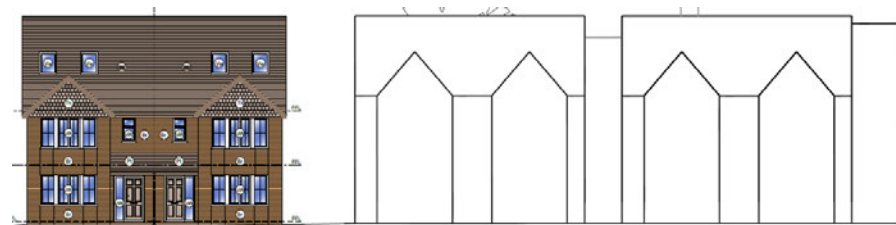
Front elevations



Rear elevations



Proposed street scene to Littleworth Lane



4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

- 4.1 The NPPF sets out the Government's planning policies for England and 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 (NPPF paragraphs 1 and 3).
- 4.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

- 4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- a) ***'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***
- c) ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy'.***

4.4 Paragraph 10 states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

4.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the application of policies of the Framework that protect areas or assets of particular importance provide a ***strong*** reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. Particular regard should be given to key policies for directing development to sustainable locations, making efficient use of land, securing well-designed places and providing affordable homes, individually or in combination (NPPF paragraph 11 d).

4.6 Paragraph 12 of the Framework states that ***‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting***

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

Plan and Decision Making

4.7 Paragraph 34 requires policies in local plans and spatial strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In respect of housing, ***‘Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future’.***

4.8 In terms of decision-making, the Framework states at paragraph 39 that ***‘Local planning authorities should approach decisions on proposed development in a***

positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.

Housing Provision

4.9 Paragraph 61 states:

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

4.10 Paragraph 62 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. Within this context, paragraph 63 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies. These groups include (*inter alia*) people wishing to commission or build their own homes.

4.11 In terms of the provision of affordable housing, NPPF paragraph 65 states that this should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

4.12 Paragraph 72 requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Planning policies should identify a supply of specific, deliverable sites for five years following the intended date of adoption and specific deliverable sites or broad locations for growth for the subsequent years 6-10 and where possible, years 11-15 of the remaining plan period.

4.13 Paragraph 73 sets out that ***‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly’.***

4.14 Paragraph 78 requires local planning authorities to identify and update annually a supply of specific, deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of deliverable sites should include a buffer as set out at paragraph 78 a) – c).

4.15 To maintain the supply of housing, NPPF paragraph 79 sets out that local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, certain policy consequences should be taken into account as set out at paragraph 79 a) – c).

4.16 Paragraph 83 relates to rural housing provision and states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, it notes that development in one village may support services in another one nearby; whilst paragraph 84 seeks to avoid isolated homes in the countryside.

Highways and Car Parking

4.17 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals.

4.18 NPPF paragraph 110 requires the planning system to actively manage patterns of growth. Whilst significant development should be focused on locations which are or can be made sustainable, it should also be recognised that ***‘opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’.***

4.19 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should

take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

4.20 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 113).

4.21 Paragraph 116 makes it clear that ***‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.***

Effective Use of Land

4.22 Paragraph 124 requires planning policies and decisions to promote an effective use of land in meeting the need for homes

and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.

4.23 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. In addition, policies and decisions should promote and support the development of under-utilised land and buildings especially if this would help meet identified needs for housing where land supply is constrained.

4.24 Paragraph 128 requires local planning authorities to take a proactive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in place where this would help to meet identified development needs.

4.25 In terms of the density of new development, NPPF paragraph 129 encourages the efficient use of land taking into account a number of issues including the needs for different types of housing and other forms of development, the desirability of maintaining an area’s prevailing character and setting

(including residential gardens) and securing well-designed, attractive and healthy places.

Design

4.26 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’*** (paragraph 131).

4.27 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

4.28 Paragraph 139 states:

‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or***
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings’.***

Climate Change

4.29 Paragraph 161 requires the planning system to support the transit to net zero by 2050 and take full account of all climate change impacts. New development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change and to help reduce greenhouse gas emissions, such as through its location, orientation and design.

4.30 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at

highest risk (paragraph 170). Local planning authorities should ensure that flood risk is not increased elsewhere as a result of new development (paragraph 181).

- 4.31 Applications which could affect drainage in or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff which are proportionate to the nature and scale of the proposal (paragraph 182).

Natural Environment

- 4.32 Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by (*inter alia*) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside. Policies and decisions should also minimise impacts on and provide net gains for biodiversity.

Habitats and Biodiversity

- 4.33 Paragraph 193 states that when determining planning applications, local planning authorities should apply a set of principles and if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated against

or, as a last resort, compensated for, then planning permission should be refused.

- 4.34 The presumption in favour of sustainable development does not apply where there would be a significant effect on a habitats site (either alone or in combination with other plans and projects) unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (paragraph 195).

Ground Conditions and Pollution

- 4.35 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

New Homes Bonus

- 4.36 Part 6 of the Localism Act (enacted in January 2012) requires local planning authorities to have regard to local finance considerations (so far as material to the application) as well as the provisions of the Development Plan and any other material considerations. The New Homes Bonus started in April 2011 and will match fund the additional Council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes. The New Homes Bonus is as such a material planning consideration.

Local Planning Policy

- 4.37 The 'development plan' comprises the Horsham District Planning Framework (HDPF) (2015) and the Billingshurst Parish Neighbourhood Plan (BPNP) 2019 -2031 (2021). The relevant policies are listed below:

Horsham District Planning Framework (2015)

- Policy 1: Sustainable Development
- Policy 2: Strategic Development

- Policy 3: Development Hierarchy
- Policy 15: Housing Provision
- Policy 16: Meeting Local Housing Needs
- Policy 24: Environmental Protection
- Policy 25: District Character and the Natural Environment
- Policy 26: Strategic Policy: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles
- Policy 35: Climate Change
- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Construction
- Policy 38: Flooding
- Policy 39: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking

- 4.38 Policy 1: Strategic Policy: Sustainable Development – states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour such, planning applications that accord with the policies in the new Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies

relevant to the application or relevant policies are out of date, the Council will grant planning permission, unless material considerations indicate otherwise.

- 4.39 Policy 2: Strategic Policy: Strategic Development – development will be focused in and around the key settlement of Horsham and in accordance with the identified settlement hierarchy in the District. The policy encourages the effective use of land by reusing land that has been previously developed (brownfield).
- 4.40 Policy 3: Strategic Policy: Development Hierarchy – states that development will be permitted within the towns and villages which have defined built-up area areas. The policy sets out a settlement hierarchy.
- 4.41 Policy 4: Strategic Policy: Settlement Expansion – the growth of settlements across the District will be supported (subject to criteria) in order to meet identified local housing, employment and community needs.
- 4.42 Policy 15: Strategic Policy: Housing Provision – Provision is made for the development of at least 16,00 homes and associated infrastructure within the period 2011-2015. This

includes at least 2,500 new homes on land to the north of Horsham and 750 windfall units.

- 4.43 Policy 16: Strategic Policy: Meeting Local Housing Needs – sets out that development should provide a mix of housing sizes, types and tenures to meet local need, taking account of the surrounding context and viability.
- 4.44 Policy 24: Strategic Policy: Environmental Protection – the high quality of the District's environment will be protected through the planning process.
- 4.45 Policy 25: Strategic Policy: The Natural Environment and Landscape Character – the natural environment and landscape character of the District will be protected against inappropriate development.
- 4.46 Policy 26: Strategic Policy: Countryside Protection – outside the built-up area boundaries the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any development must be essential to the countryside location and meet certain criteria, including enabling sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its

countryside character and location and should not lead to a significant increase in the overall level of activity in the countryside.

- 4.47 Policy 31: Green Infrastructure and Biodiversity – sets out that development is supported where it can demonstrate it maintains or enhances the existing network of green infrastructure, creation and management of new habitats and protects against the loss of protected trees, requiring suitable replacement planting where loss is necessary. Any loss of biodiversity is required to be appropriately mitigated and compensated.
- 4.48 Policy 32: The Quality of New Development – requires a high quality and inclusive design for all developments within the District. Development should (*inter alia*) be attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and surrounding spaces.
- 4.49 Policy 33: Development Principles – sets out criteria for new development to comply with. This includes (*inter alia*) making efficient use of land, prioritising previously developed land, ensuring no harm will result to the amenities of occupiers/users

of nearby properties and by ensuring that the scale, massing and appearance of development is a high standard of design. High standard of building materials, finishes and landscaping should also be included.

- 4.50 Policy 35: Climate Change - Development will be supported where it will make a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the District's carbon reduction targets. Development must be designed so that it can adapt to the impacts of climate change.
- 4.51 Policy 36: Appropriate Energy Use – All development will be required to contribute to clean, efficient energy.
- 4.52 Policy 37: Sustainable Design and Construction – Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate measures where appropriate according to the type of development and its location.
- 4.53 Policy 38: Flooding – sets out the requirement for development proposals to follow a sequential approach, prioritising development sites with the lowest risk of flooding and making required development safe without increasing flood risk

elsewhere. The policy also sets out a requirement to incorporate sustainable drainage systems (SuDDS) where feasible to address potential increases in flood risk.

4.54 Policy 39: Infrastructure Provision – seeks to ensure appropriate provision of necessary infrastructure is secured to address development impacts.

4.55 Policy 40: Sustainable Transport – development will be supported subject to criteria including the need for it to be located in areas where there are or will be a choice in the modes of transport available and minimises the distance people need to travel.

4.56 Policy 41: Parking – adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

Neighbourhood Plan

4.57 The site is located within the Parish of West Grinstead – the Neighbourhood Plan was Made June 2021. The relevant policies of the Neighbourhood Plan are as follows:

- Policy 1: Local Gap – which seeks to resist development proposals between the settlements of Partridge Green and Jolesfield and Littleworth where certain criteria are not met.

- Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

Emerging Policy

4.58 The Horsham District Local Plan 2023-2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024 for public examination. Hearings commenced, however in a letter dated 04 April 2025 the Planning Inspector found that the Duty to Co-operate had not been met and raised significant soundness concerns in relation to the Plan's housing requirement and spatial strategy. As a result, the Planning inspector recommended that the Council withdraw the Plan. The Council has responded to the Inspector's initial findings letter requesting that examination hearings be re-opened. Following lengthy discussions, the Examination Hearings will re-commence on 21 April 2026. Given the stage of the emerging plan, some weight may be applied to some of the policies, but the adopted Plan still carries full weight.

4.59 Under the draft Local Plan Littleworth would be upgraded to a secondary settlement. The application site would be within the proposed secondary settlement boundary. Assuming the Plan is adopted in this format, Littleworth will be included within Strategic Policy 2: Development Hierarchy. In particular:

“Development will be permitted in secondary settlements, provided also that it falls entirely within the secondary settlement boundary as defined in the Policies Map, and meets all of the following criteria:

- 1. the site is a small gap or plot within an otherwise built-up or cohesive settlement form;*
- 2. the proposal is limited in scale to reflect the existing scale and character of the settlement function and form;*
- 3. the development does not result in a significant increase in activity including movements on narrow and rural roads.”*

Relevant Legislation and Case Law

4.60 In considering the issue of the principle of the proposed development it is necessary to also consider the legal

framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).

4.61 Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states that in dealing with planning applications, the Authority shall have regard to the provisions of the development plan (so far as material to the application), a post examination draft neighbourhood development plan, any local finance considerations (so far as material to the application) and any other material consideration.

4.62 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.63 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan.

The question is whether it accords overall with the development plan (see *Stratford on Avon v Secretary of State for Communities and Local Government* (2014)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.

4.64 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government* (2011) and *Tesco Stores Ltd v Dundee City Council* (2012)).

4.65 More recently in *Corbett v Cornwall Council* [2020] the appeal court judge emphasised the importance of considering the plan as a whole when he said:

“Under section 38(6) the members’ task was not to decide whether, on an individual assessment of the proposal’s compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker.”

4.66 Paragraph 3 of the NPPF confirms that the Framework should be read as a ‘whole’ and the Government’s National Planning Policy Guidance (NPPG) confirms that ***‘Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework’*** (paragraph 012 21b-012-20140306).

Housing Land Supply (Case Law)

4.67 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing (paragraphs 72 and 78).

4.68 The NPPF requires plans and decisions to apply a presumption in favour of sustainable development (paragraph 11). For decision making, 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 most important for determining the application are out-of-date NPPF paragraph 11 d) requires planning permission to be granted 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 demonstrable 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 efficient use of land, securing well-designed places and providing affordable homes, individually or in combination'.***

4.69 In respect of criterion (i), NPPF footnote 7 confirms that the policies are those in the Framework which refer to habitats sites (and those listed at NPPF paragraph 194), and/or designated as Sites of Special Scientific Interest, land designated as Green Belt, Local Green Space, a National Landscape, a National Park or defined as a Heritage Coast, irreplaceable habitats, designated heritage assets (and other heritage assets of archaeological interest) and areas at risk of flooding or coastal change.

4.70 NPPF footnote 8 confirms that the policies most important for determining an application include, for applications involving

the provision of housing, situations where a local planning authority cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer as per NPPF 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.

4.71 The 'Suffolk Coastal' case (Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP v Cheshire East Borough Council [2017] UKSC 36) had regard to the meaning and effect of the provisions of the NPPF on housing land supply and the presumption in favour of sustainable development in having regard to the NPPF (2012 version). This is considered to still apply to the present NPPF.

4.72 The judgement noted the purpose of the NPPF is to have regard to the Development Plan policies unless these are not determined to be up to date. When the most relevant policies are not considered to be up to date, the balance is 'tilted' in favour of the grant of planning permission unless the benefits are 'significant and demonstrably' outweighed by the adverse effects or where specific policies indicate otherwise. Weight is

required to be afforded to such policies in the overall tilted balance (NPPF paragraph 11 d).

- 4.73 Importantly, the judgement determined that the decision-taker need not concern themselves with the specific reasons as to what is causing a lack of housing supply but attribute weight proportionally to addressing the problem to significantly boost an adequate supply of housing land (as required by NPPF paragraph 61).

Horsham District Council's Housing Land Supply Position

- 4.74 NPPF paragraph 61 states that 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. To determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning practice guidance (NPPF paragraph 62).
- 4.76 Policies in local plans and spatial strategies should be reviewed to assess whether they need updating at least once

every five years and should then be updated as necessary (NPPF paragraph 34). In addition, the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing (paragraphs 72 and 78).

- 4.77 In the case of Horsham District Council, the present HDPF was adopted in 2015; it is therefore significantly over five years old and it does not take into account the standard method in its policies relating to the supply of new homes (specifically HDPF policy 15).

- 4.78 In addition, the Council's most recent Authority Monitoring Report (AMR) 2023/24 (published 30 April 2025) demonstrates that after an update to the NPPF in December 2024, the housing target is set at 1,357 dwellings per year. The Executive Summary of the AMR confirms:

'For the 2023/24 monitoring year, a total of 452 net dwellings were completed. The latest Housing Delivery Test for Horsham District showed that Horsham had only delivered 62% of its overall housing targets over the previous three years (due to the constraints of Water Neutrality).'

The shortfall in housing delivery, plus a 20% buffer gives a new five year housing target of 9,030. The Council can only demonstrate a 20% (1.0 years) against the new requirement’.

- 4.79 As the Council cannot demonstrate the necessary level of housing land supply as required by the Framework, the provisions of NPPF paragraph 11 d) (and the ‘tilted balance’) apply to the proposal which must in turn be considered against the Framework’s presumption in favour of sustainable development.
- 4.80 Having regard to paragraph 11 d) i, NPPF footnote 7, the site is not located within a ‘protected area’ and will have no adverse impact upon assets of particular importance.
- 4.81 Therefore, the policies of the NPPF do not provide a clear reason for refusing the development and this does not prevent the consideration of the application under the presumption in favour of sustainable development and the provisions of NPPF paragraph 11 d).
- 4.82 For the reasons set out in this Statement, and having regard to 11 d) ii, there are no adverse impacts of granting planning permission that would **significantly and demonstrably**

outweigh the benefits of the provision of new homes (of a high quality design, in a sustainable location which makes effective use of land) when assessed against the policies of this Framework taken as a whole.

Shaping Development in Horsham District Planning Advice Note (SD PAN) (September 2025)

- 4.83 Due to the under provision of housing combined with the delays in progressing the new Local Plan, the Council published a document named Facilitating Appropriate Development (FAD) in October 2022 to provide clarity and guidance in respect of new residential development. This document was replaced in September 2025 with the Shaping Development in Horsham District Planning Advice Note (SD PAN).
- 4.84 The SD PAN is now a material consideration in determining planning applications. The document sets out the Council’s aspirations for how development comes forward, and the weight that can be given to current policy within the context of current legislation, national policy and guidance.

4.85 In summary, the SD PAN explains the Council's approach to the following:

- The tilted balance;
- The weight of the adopted Horsham District Local Plan (HDPF);
- The status of, and weight to be given to, the emerging Horsham District Local Plan 2023-40;
- The weight given respectively to 'made' and emerging neighbourhood plans;
- Water neutrality (as a summary of other published guidance);
- Importance of the spatial strategy and settlement hierarchy;
- Consideration in principle of applications for housing development;
- Applying local plan policies in current circumstances.

4.86 The SD PAN sets out how the Council will continue to act in a proactive manner by supporting sustainable development that both delivers the development to meet identified needs and ensures that other objectives are met. Importantly, it identifies sites proposed for allocation in the emerging Local Plan and supports these coming forward, as well as supporting the

progression of any other sites which align with the Council's spatial strategy.

4.87 As the Council's HDPF is over five years old and because the Council cannot demonstrate a five/four year supply of housing, the Council's policies that affect the supply of housing (HDPF policies 2, 3, 4, 15 and 26) are out of date and should be considered to hold less weight in the decision making process.

4.88 The SD PAN acknowledges that NPPF paragraph 11 d) is a key material consideration in applications for housing development and states that:

'This 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.' (paragraph 2.4).

4.89 With regard to the emerging Local Plan, it has now been agreed that examination hearings be re-opened in April 2026 after a considerable delay. As such, the SD PAN concludes that having regard to the advice of the NPPF, paragraph 49:

Taking the above together, the general advice is therefore that although the policies of the emerging Local Plan are

likely to be material considerations in relation to specific planning applications, the weight to be applied to such policies is, at the time of writing, likely to be limited in most cases. The weight may increase should the examination progress to further stages. (paragraph 2.21)

4.90 In respect of Neighbourhood Plans, as these form part of the Development Plan, the SD PAN confirms (at Section 3) that they are not immune from the requirements of NPPF paragraph 11 d) and as such, policies may be considered to be out of date due to the Council being unable to demonstrate a five year supply of housing. However, NPPF paragraph 14 gives additional support to adopted Neighbourhood Plan which should be taken into account.

4.91 The SD PAN notes at Appendix 1 – Status of Neighbourhood Plans, that the West Grinstead Neighbourhood Plan does not include housing allocations that meet the identified need. As such, paragraph 14 of the NPPF cannot be engaged, the ‘tilted balance’ would be engaged, reducing the weight to be applied to respective neighbourhood plan policies that relate to the supply of housing. The expectation will be that planning applications for housing are approved, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.92 The Council has not been able to demonstrate a five-year supply of housing for some time. As a result, the presumption in favour of sustainable development is engaged where water neutrality is demonstrated. However, following the recent North Sussex appeal decision, Horsham District Council published a response to the decision (published 9.10.25), announcing a managed exit from water neutrality restrictions which has been jointly developed through the new Sussex North Water Certification Scheme (SNWCS). Natural England has now withdrawn the Water Neutrality Position Statement.

4.93 The FAD states that the Council acknowledges that it is likely to receive applications for residential development outside of the defined built-up area boundaries and on unallocated sites as it is unable to demonstrate a five-year housing land supply. Given this, paragraph 5.12 of the SD PAN states that the Council will consider such proposals positively where the following criteria is met:

- ***‘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 either 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’.***

4.94 The above essentially follows the principles of HDPF policy 4 with the exception that it does not contain the same requirement for sites to be allocated for development in the Local or a Neighbourhood Plan.

Biodiversity and Green Infrastructure Planning Advice Note
(October 2022)

4.95 The Council’s Biodiversity and Green Infrastructure Planning Advice Note (PAN) provides guidance on how biodiversity and net gain should be taken into account within development proposals and applicants are encouraged to seek to achieve a 10% biodiversity net gain (BNG) or more.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

- 5.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 5.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)’***.
- 5.3 HDPF Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. Therefore, planning applications that accord with the policies of the HDPF will be approved without delay (unless material considerations indicate otherwise). Where there are no policies relevant to the

application, or relevant policies are out of date, Policy 1 states that the:

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

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
 - Specific policies in that Framework indicate that development should be restricted’.***
- 5.4 Policy 2 (Strategic Development) states that the spatial strategy is to (*inter alia*):
- Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period.***
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.***
 - Support development which protects, conserves and enhances the District’s built heritage whilst ensuring***

that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions.

- 5.5 Policy 3 (Development Hierarchy) states that development will be allowed within towns and villages that have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy set out within the Policy. Partridge Green is categorised as a Medium Village'. Such settlements are defined as those with a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements

Housing Land Supply

- 5.6 As set out at Section 4, the Council is unable to demonstrate a five year supply of housing as required by the NPPF. The latest AMR confirms that the Council can now only demonstrate only a 1 year supply. As a result, it the Council's

policies in respect of the supply and location of new homes (HDPF policies 2, 3, 4, 15 and 26) are out of date and should be given less weight in the decision making process. The tilted balance of NPPF paragraph 11 d) is engaged and the proposal should be considered against the presumption in favour of sustainable development.

- 5.7 There is no conflict with NPPF paragraph 11 d) (i). This Statement further confirms that overall there are no adverse impacts of granting planning permission for the proposal that would significantly and demonstrably outweigh the benefits of the provision of a new home of a high quality design, in a sustainable location and which makes effective use of land.
- 5.8 The revised NPPF (December 2024) introduced a new Standard Method for calculating local housing need which significantly increased the level of housing that local authorities should plan for to achieve the Government's target of 1.5 million new homes for the present Parliament. It has also reinstated the requirement for local authorities to maintain a five-year supply of housing, as opposed to a reduced four-year supply (under certain circumstances) set out in the NPPF December 2023 version.

5.9 There is as such a significant need to build new homes and proposal will positively contribute towards the supply of windfall homes within the district. This is an important source of supply as noted at NPPF paragraph 73 which states that

‘Small and medium sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly’.

5.10 As stated above, this proposal represents a significant reduction in the scale of development proposed, when compared with the previous application. When considering the previous appeal for 5 dwellings, the Inspector concluded that the proposal did not meet the requirements of Policy 4 and was thus not appropriate development in the countryside. Similarly, the proposal did not meet the requirements of either the FAD document, or Policy 26. As such, he concluded at paragraph 10:

“Given the above, the proposal would not be in a suitable location for housing, having regard to the development strategy for the area, contrary to HDPF Policies 2, 3, 4 and 26. Collectively, these policies seek to support growth in

existing settlements and restrict development in the countryside, to protect its rural character and undeveloped nature.”

A copy of the full Appeal decision is attached at Appendix NJA-1.

Efficient Use of Land

5.11 Paragraph 124 of the NPPF states that ***‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’.*** Paragraph 128 requires that a positive approach is taken to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs.

5.12 The proposed dwellings make efficient use of the land available, providing a net gain of one new home which is important given the very large undersupply of housing in the District. The proposal fully accords with the principles of sustainable development set out within the NPPF in respect of

making effective use of land. The Inspector agreed that the previous proposal would make effective use of land, and that this was a benefit of the proposal (paragraph 30).

Sustainable Development

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

- a) an economic objective – the proposal will make a small contribution to the local building industry and associated trades in constructing the new dwellings. Furthermore, occupiers of the new dwellings will help to support local services and facilities. The proposal complies with the economic objective of sustainable development.
- b) a social objective – the proposal provides a suitable site for the creation of two new dwellings in a location close to Partridge Green where services, facilities and public

transport are available. The proposal would assist in enhancing or maintaining the vitality of the rural community. The proposal will also make a modest but important contribution to the supply of new homes within the district (contributing towards the Council's windfall target). The proposal complies with the social objective of sustainable development.

- c) an environmental objective – The proposal makes effective use of land and no harm will result to the visual amenities of the area. The proposed dwellings are of a highly sustainable design. The proposal complies with the environmental objective of sustainable development.

5.14 The Inspector, when considering the previous application, agreed with this view, stating at paragraph 30 of the decision:

“In terms of benefits, the proposal would make an effective use of land and would contribute to boosting the supply of housing by providing a net gain of four dwellings in a location close to Partridge Green, where services, facilities and public transport are available. The proposal would assist in enhancing or maintaining the

vitality of the rural community. There would be associated economic benefits during construction of the home and related employment for its duration, as well as future occupiers spending in the local economy. The Framework also recognises that small sites can be built out relatively quickly. Owing to the Council's housing land supply position, these benefits attract considerable weight in favour of the appeal scheme."

6.0 LAYOUT, DESIGN & APPEARANCE

Design

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).
- 6.2 HDPF policy 32 requires high quality design for all development in the District. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.
- 6.3 HDPF Policy 33 sets out more detailed guidelines for design.

- 6.4 The current proposal is for a pair of semi detached properties, sited on the location of the existing property. The siting and design of these two properties remains identical to the previous application. The same materials are proposed to be used.

- 6.5 In Pre-application advice (PE/23/0031, dated 5th May 2023, attached at Appendix **NJA-2**), it was stated that:

“As discussed on site: no objection is raised with regards to the 2x semi-detached dwellings to the front of the site. These dwellings seek to replicate the scale and appearance of the existing villas on the street and not being a pastiche design. The dwellings would match the scale of the neighbours, taking design motifs from the neighbours which would compliment the existing context, and would be built on the street’s building line.”

- 6.6 Furthermore, The Officer Report for the previous scheme (attached at Appendix **NJA-3**) stated:

“The demolition of the existing dwelling and erection of a replacement semi-detached pair of dwellings would not

create any conflict with the above emerging policy, with this element of the scheme represents a form of infill within the existing built-form.”

The current proposal replicates this part of the proposal, with the addition of the two car ports at the rear of the dwellings. The car ports are to be sited in a similar position to other outbuildings serving the existing dwellings fronting onto Littleworth Lane, and in front of the existing outbuildings at the site which are to be retained. The car ports will be open fronted, with timber cladding to the other elevations and tiled roofs. They will not be dominant features when viewed from the open space to the rear of the site, some 40 metres further to the west.

6.7 The Officer Report also stated:

“The two semi-detached dwellings would be within the same location as the existing bungalow and would follow the linear pattern of development within the streetscene such that these dwellings would not be anticipated to result in an unacceptable relationship with one another.”

And:

“Overall, the proposed layout would not result in unacceptable relationship with neighbouring dwellings and would not result in an insufficient amount of amenity space for the future occupiers.”

6.8 In addition, at no point in the determination of the appeal were the proposed semi detached units identified as an issue. No objection was raised to their design or appearance.

Trees

6.9 No objection was raised with regard to trees for the previous proposal. Appropriate protection for the trees to be retained can be achieved by way of condition on any forthcoming planning application.

Biodiversity

6.10 The NPPF seeks to ensure that planning policies and decisions enhance the natural and local environment (paragraph 187) including by minimising the impacts on and providing net gains for biodiversity. NPPF paragraph 193 sets

out principles in respect of biodiversity that planning authorities should apply when determining planning applications.

- 6.11 This planning application is accompanied by a PEA which identifies the likely ecological constraints associated with the development and sets out mitigation measures that are likely to be required.
- 6.12 The Appraisal confirms that the development will not result in any adverse impacts on any designated sites of international, national or local importance. Based upon the desk study results, the habitats recorded within the development boundary and the development proposals, [REDACTED] and other mammal burrows, bats, nesting birds, great crested newts and hedgehogs are identified as material ecological considerations.
- 6.13 The existing dwelling was classified as a confirmed bat roost during previous PRA and bat emergence surveys at the site for a previous planning application (Arun Ecology Ltd. 2024). As the building will be removed, all roosting locations will be lost as part of the proposed development. As the development will result in adverse impacts to bats and their roosts it will require approval under the licencing system administered by

Natural England to proceed lawfully. No trees with features suitable for roosting bats will be adversely impacted by the development.

- 6.14 It is not anticipated that the development will generate significant levels of pollution due to its small scale, however, mitigation will be required during the construction phase of the development to ensure there is no on-site or off-site pollution to habitats or water sources.
- 6.15 It is confirmed that the proposed development will be carried out in accordance with the stated mitigation and ecological enhancement measures to ensure compliance with the NPPF in respect of biodiversity and HDPF policy 31.

7.0 ACCESS AND PARKING

- 7.1 The NPPF sets out at paragraph 116 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.2 HDPF Policy 40 requires (*inter alia*) new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel. In respect of car parking, HDPF Policy 41 states (*inter alia*) that adequate car parking must be provided within new developments.
- 7.3 Sufficient car parking provision is provided for each dwelling. No objections were raised previously on highway grounds. Conditions can be imposed to ensure appropriate sight lines are provided.

8.0 CONCLUSION

- 8.1 This Statement supports an application for planning permission which seeks the demolition of the existing property and the construction of a pair of semi-detached, two storey 3 bedroom dwellings, with parking provision on land 1 Littleworth Lane. The proposal represents a significant reduction in the scale of development from that previously proposed under application DC/24/1084.
- 8.2 As set out at Section 2, case law confirms when considering whether a proposal complies with a development plan, it is not necessary to say that it must accord with every policy of the development plan and the question is whether it accords with the development plan overall. In addition, paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance (PPG) states that any conflicts between the development plan should be considered in light of all material planning considerations including local priorities and needs, as guided by the NPPF.
- 8.3 Therefore it is necessary to consider the following aspects of the proposal in the planning balance:

- The Council's HDPF is over five years old and the Council is unable to demonstrate a five year supply of housing as required by the NPPF. As a result, the Council's policies in respect to the supply and location of new homes are out of date and the provisions of NPPF paragraph 11 d) and the tilted balance are engaged. The balance is 'tilted' in favour of the grant of planning permission unless the benefits are '**significant and demonstrably**' outweighed by any adverse effects or where specific policies indicate otherwise. In this instance, there no adverse impacts and there are no specific policies which indicate that planning permission should be refused.
- The proposal will make a small but important contribution towards windfall housing provision within the District. The cumulative provision of individual homes should not be underestimated as acknowledged by NPPF paragraph 73. The long term continued lack of housing supply within the District undermines the NPPF's intentions to 'significantly boost' the supply of new homes (NPPF paragraph 61).
- As found by the previous Inspector, the proposal would make an effective use of land and would contribute to boosting the supply of housing by providing a net gain of

one dwelling in a location close to Partridge Green, where services, facilities and public transport are available. The proposal would assist in enhancing or maintaining the vitality of the rural community. There would be associated economic benefits during construction of the dwellings and related employment for its duration, as well as future occupiers spending in the local economy. The Framework also recognises that small sites can be built out relatively quickly. Owing to the Council's housing land supply position, these benefits attract considerable weight in favour of the scheme

- The proposed dwellings have been carefully designed to ensure that both are of a high quality construction and appearance and of an appropriate height, scale and mass. As a result, and given the appropriate design and scale of the proposed dwellings, there will be no significant impact upon views and no harm caused to the visual amenities of the area. No previous objection has been raised to this element of the original proposal.
- The proposal makes effective use of land as encouraged by the NPPF. No harm will be caused to neighbouring

amenity. The dwellings will be of a highly sustainable design and construction.

- Sufficient car parking and vehicle access is provided in accordance with HDPF policies 40 and 41.
- Given the housing shortfall within the borough, and having regard to relevant case law, including the Suffolk Coastal judgement referred to earlier within this Statement, limited weight can be attached to the conflict with Policies 2, 3, 4 and 26. These policies seek to protect the countryside and restrict development outside of built-up area boundaries.
- Given the significant reduction in the scale of the proposal over that previously put forward, it is considered that there would be no harm to the character and appearance of the area. The Framework seeks to ensure that development is sympathetic to local character, including the surrounding built environment and landscape. Therefore, there is no conflict between the proposal and HDPF Policies 25, 32 and 33, which gives further weight to approving the proposal.

8.4 This Statement demonstrates that there are no adverse impacts of granting planning permission that would **significantly or demonstrably** outweigh the benefits of two new homes of a high-quality design, in a sustainable location and which make efficient use of land. The proposal will make a small but important contribution towards the supply of much needed new homes within the district without resulting in any harm to the local environment or significant conflict with the Council's spatial strategy. Therefore, in accordance with paragraphs 11 and 39 of the NPPF and HDPF Policy 1, planning permission should be granted for the sustainable development proposed.