

**Former Thakeham Mushroom Site, Storrington
Road, Thakeham**

**Planning Statement Addendum 2:
Assessment against NPPF 2026**

Date of report: September 2026

PREPARED FOR



PREPARED BY



Contents

1.	Introduction	2
2.	Assessment against NPPF 2026	3
3.	Conclusion	9

1. Introduction

- 1.1 This Planning Statement Addendum has been prepared by Savills to accompany an update to the detailed planning application submitted to Horsham District Council (“HDC”) on behalf of Bellway Homes Ltd (Strategic Land) (“Bellway”) (LPA Ref. DC/26/0266).
- 1.2 This Addendum has been prepared further to the release of a new NPPF in August 2026 and provides an assessment of the proposal against the relevant National Development Management Policies (NDMP).
- 1.3 It should be read alongside the Planning Statement submitted as part of the original planning application and dated February 2026, and the Planning Statement Addendum (August 2026).

2. Assessment against NPPF 2026

- 2.1 The National Planning Policy Framework (NPPF) August 2026 sets out the national policy which guides Local Planning Authorities on plan making and decision taking. The new National Decision-Making Policies (NDMPs) are a material consideration in the determination of planning applications.
- 2.2 The presumption in favour of sustainable development remains at the heart of the NPPF. An Assessment against relevant NDMP follows;

NDMP Policy and summary	Assessment	Key Relevant Planning Statement Addendum Reference	Relevant Supporting Document
<u>Achieving sustainable development</u> S3: Presumption in favour of sustainable development. Policy supports approval of sustainable development proposals that accord with the development plan, unless adverse impacts substantially outweigh the benefits. S5: Principle of development outside settlements Policy allows certain forms of development in the countryside where they are justified, sustainable, and meet specific policy tests. Policy S4: Principle of Development Within Settlements establishes a presumption in favour of development within settlements. Planning applications should generally be approved unless the adverse impacts would substantially outweigh the benefits when assessed against the National Decision-Making Policies (NDMPs).	The proposal is located outside of the defined Settlement Boundary for Thakeham, as defined by the adopted Local Plan. Policy S5 should therefore be applied, based upon the current policy position. The emerging Local Plan incorporates the site within the settlement boundary. Policy S4 will therefore apply under the emerging policy position, establishing a presumption in favour of sustainable development. Development will address the evidenced unmet need, with Horsham's housing land supply remaining significantly deficient (1.7 years). The Site is well related to the existing settlement, and the updated scheme of 150 dwellings has been identified as scale that can be appropriately accommodated. The benefits of the proposal have been identified and are not substantially outweighed by adverse effects.	Paragraphs 3.9, 4.2 – 4.10 Benefits Table 5.1.	
<u>Climate Change, Energy and Resource Efficiency</u> CC2: Mitigation of climate change Policy seeks to reduce greenhouse gas emissions through energy-efficient design,	The Development proposal incorporates measures to help contribute to climate change mitigation and the transition to net zero, via the incorporation of a range a measures including; • Energy and Sustainability Strategy.	Paragraphs 5.14-5.15. Benefits Table 5.1	Energy and Sustainability Statement (Abbey Consultants) February 2026

sustainable construction, and support for low-carbon development. DP3: Key principles for well-designed places	• Renewable and low-carbon technology. • EV charging. • Water efficiency measures. • Sustainable construction materials		
<u>Delivering a sufficient supply of homes</u> HO7: Meeting the need for homes Policy supports the delivery of sufficient housing to meet identified local needs and Government housing objectives. HO8: Providing Affordable Homes Policy requires developments to contribute towards meeting affordable housing needs where appropriate.	The scheme incorporates 150 dwellings which will contribute towards meeting Horsham District Council's evidenced housing need. Provision is made within the scheme for 53 affordable homes (37 Affordable Rent and 16 Shared Ownership), securing a policy-compliant affordable housing offer as part of the development. The scheme would make a significant contribution towards housing delivery and the provision of affordable housing within the District.	Paragraphs 3.9, 4.8 - 4.9 and 5.8. Benefits Table 5.1.	Tenure Plan (Pegasus) P24-2268_DE_010_A_004
<u>Making Efficient Use of Land</u> L2: Making effective use of land Policy encourages efficient land use, particularly in sustainable locations, while maintaining development quality L3: Achieving appropriate densities Policy promotes development densities that optimise site capacity while respecting local character and infrastructure constraints.	The site is a derelict mushroom growing and processing site. There are 10 buildings on Site, some of which are large warehouse structures set within hard surfaced areas The redevelopment of the former mushroom production site to provide 150 new homes and parkland provides an effective use of underutilised land adjacent to the existing settlement, and makes the best use of the Site's development potential, while ensuring the creation of a high quality environment for residents.	Paragraph 5.2, 5.5 and 5.13. Benefits Table 5.1.	Design and Access Statement and Addendum (Pegasus)
<u>Achieving well Designed Places</u> DP3: Key principles for well-designed places (A: Liveability, E: Built form & G: Identity) Policy requires development to create attractive, functional and sustainable places that	The proposal achieves the creation of a well-designed place through a carefully considered masterplan based on best practice urban design principles. The scheme has been simplified through the removal of apartment and local centre blocks, with all homes limited to two storeys in height and designed in a	Paragraphs 2.5, 4.11 - 4.16. Paragraphs 5.25 and 5.30	Design and Access Statement and Addendum (Pegasus)

respond positively to local character and users' needs. Ensuing the provision of - A: Healthy, safe and inclusive environments with high-quality amenity for residents. E: Appropriately scaled and laid out buildings that are integrated with their surroundings G: Distinctive places that reflect local character and context.	traditional architectural style that reflects the established character of the village. A strong and coherent sense of place is established through the creation of three distinct character areas, each incorporating individual design features whilst contributing to an overarching design vision. Differences in built form, building setbacks, landscape treatments, architectural detailing and materials provide visual interest and legibility, helping to create attractive and distinctive neighbourhoods. The proposed materials palette draws upon locally characteristic red and brown brickwork, varied roof tile colours, weatherboarding and tile hanging, ensuring the development responds positively to its surroundings. The structured use of multiple materials across the character areas introduces variety within the street scene without appearing repetitive or discordant. The development promotes high-quality design by delivering a varied yet cohesive townscape that is sympathetic to its environment, integrates effectively with the existing community, and creates a strong identity and distinctive sense of place.		
<u>Open Space, Recreation, Health and Wellbeing</u> DP3: Key principles for well-designed places (A: Liveability) See summary above.	The inclusion of land west of the public footpath (PRoW 2474) provides approximately 18.78 hectares of extensively landscaped public open space incorporating woodland walks, play facilities, recreational routes, wildlife habitats and a community-managed open space network. The public open space addresses identified deficiencies in local open space provision.	Paragraphs 2.5, 2.14 - 2.15, 4.18-4.19, 5.19, 5.23 and 5.30.	Landscape Masterplan (Pegasus_P24-2268_EN_0001_B

	It is proposed that the land will be transferred to Thakeham Parish Council for long-term management		
<u>Biodiversity and Nature Recovery</u> N2: Improving the natural environment Seeks to protect and enhance biodiversity, habitats, ecological networks and the wider natural environment	The proposal introduces a biodiversity net gain bank. The scheme will deliver a minimum 10% Biodiversity Net Gain, secured for a minimum period of 30 years. Existing landscape features will be retained including key tree belts along the site boundaries. Additional habitat creation, including meadow habitats, woodland planting and a wildlife pond, are proposed.	Paragraphs 2.5, 2.18, 4.15 and 5.13. Benefits Table 5.1.	Landscape Masterplan (Pegasus) P24-2268_EN_0001_B
<u>Trees, Landscaping and Green Infrastructure</u> DP3: Key principles for well-designed places (C: Nature) Requires development to create attractive, functional and sustainable places that respond positively to local character and users' need. Ensuing the provision of - C: Integrated and enhances biodiversity, green infrastructure and nature recovery N3: Trees in new development Requires existing trees to be retained where possible and promotes new tree planting within developments.	The scheme retains significant trees, hedgerows, and landscape features across the Site. The proposal includes extensive new tree planting, resulting in a net uplift in tree cover across the Site, including the provision of tree-lined streets with appropriate species. The scheme creates a robust green infrastructure network. The proposed long-term stewardship arrangements provide opportunities for open spaces to be managed and enhanced in a manner that responds directly to the needs and aspirations of the local community.	Paragraphs 2.14, 2.16, 4.29 - 4.30. Benefits Table 5.1.	Landscape Masterplan (Pegasus) P24-2268_EN_0001_B Tree Protection Plan (2505500-ACE-XX-XX-RP-C-0301_B) Tree Survey and Impact Assessment (RevE)
<u>Sustainable Transport and Accessibility</u> TR3: Locating development in sustainable locations Policy directs development towards locations with good access to services, facilities and sustainable transport options, with consideration the vision for the site, the type of development and its location.	The development is located within a rural area – opportunities to improve walking, wheeling. And cycling to enhance the connectivity of the area have been undertaken, via provision of measures including the following; • Mobility hub. • Electric bicycle hire. • Car club space.	Paragraphs 2.21-2.22, 4.20 - 4.25. Benefits Table 5.1	Travel Plan and Transport Assessment Addendum (Ardent) August 2026

TR4: Street design, access and parking Policy ensures streets, access arrangements and parking provision are safe, attractive and support sustainable travel. TR6: Assessing transport impacts Policy requires development to demonstrate that transport impacts are acceptable and can be appropriately mitigated. CC2: Mitigation of climate change See summary above. DP3: Key principles for well-designed places (D: Movement) Requires development to create attractive, functional and sustainable places that respond positively to local character and users' needs. Ensuring the prioritisation of sustainable, accessible and well-connected travel choices.	- Active Travel measures including Public Rights of Way improvements. - Village traffic calming measures. The development is supported by a Transport Assessment.		
<u>Flood Risk and Sustainable Drainage</u> CC3: Adaptation to climate change Policy requires developments to be resilient to climate change impacts, including overheating, extreme weather and water management issues.	The Updated Flood Risk Assessment and Drainage Strategy provides detail of the proposed Sustainable Urban Drainage System to treat surface water run-off. The Development is safe from current and future flood risk, and will not result in any increase in flood risk elsewhere.	Paragraphs 4.26-4.28 and 5.25	Flood Risk Assessment and Drainage Strategy (2505500-ACE-XX-XX-RP-C- 0301_B) (Arden) August 2026
<u>Land Remediation</u> L2: Making effective use of land See summary above. P3: Living conditions and pollution Policy ensures development provides satisfactory living conditions and protects occupants from unacceptable pollution and environmental impacts.	The scheme addresses identified land contamination and geotechnical issues associated with the site in its present form.	Paragraphs 2.6 - 2.7. Benefits Table 5.1.	

<u>Promoting healthy communities</u> HC3: Community facilities and public service infrastructure serving new development Policy requires adequate community and public service infrastructure to support new development HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits Policy supports the provision and enhancement of facilities and services that improve community wellbeing and public health outcomes.	The revised proposal has been informed by an understanding of the need for improvements to community facilities, informed via discussions with the Local Planning Authority, Parish Council and Community Land Trust. NPPF identifies substantial public benefit where new community facilities are provided, and the proposal makes a demonstrable contribution towards promoting good health through the provision of new public open space and play facilities.	Paragraph 2.13 and 5.10. Benefits Table 5.1.	
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3. Conclusion

- 3.1 This Planning Statement Addendum 2 (Assessment Against NPPF) has been prepared by Savills on behalf of Bellway Homes Ltd (Strategic Land), to accompany a planning application for:
- “Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, **biodiversity net gain bank, public open space, storage building, ancillary parking and all associated infrastructure.**”*
- 3.2 It is demonstrated that the amended proposals engage a number of key National Development Management Policies, particularly those relating to housing delivery, affordable housing, design quality, biodiversity net gain, open space provision, sustainable transport, flood risk, climate change and healthy communities.
- 3.3 The delivery of 150 dwellings, 18.78 hectares of publicly accessible open space, a biodiversity net gain bank, sustainable transport improvements and land for a Community Land Trust, all represent significant material benefits in favour of the development, in accordance with the aims of the NPPF.

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