



PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 12th May 2026

DEVELOPMENT: Erection of 1no. detached dwelling, together with a detached garage and associated works.

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

WARD: West Chiltington, Thakeham and Ashington

APPLICATION: DC/26/0121

APPLICANT: **Name:** Lowdell **Address:** Crescent Place, Storrington Road, Thakeham, West Sussex, RH20 3ED

REASON FOR INCLUSION ON THE AGENDA: The application represents an initial departure from the development plan.

RECOMMENDATION: To approve planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1. The applicant seeks planning permission for the erection of a four-bed chalet style detached dwelling and ancillary two car garage, with associated landscaping works within the curtilage of a property known as Crescent Place. The proposed dwelling would be positioned in an area to the north of the site in an area of unused grassland and separated from Crescent Place by retained mature vegetation.

DESCRIPTION OF THE SITE

- 1.2. The application site forms part of the existing residential planning unit of Crescent Place; a detached dwelling located on the edge of Storrington within Thakeham Parish. The site abuts the defined built-up area boundary of Storrington and is therefore considered a countryside location for planning purposes.
- 1.3. The site comprises an existing dwelling, a summer house and a pod-style studio building as well as a large parking area and expansive gardens. The gardens contain extensive grassed areas, a stream running from northwest to southeast and mature trees and hedgerows along the west, north and eastern boundaries resulting in the site feeling quite enclosed.

- 1.4. The site is accessible by private driveway from Storrington Road B2139, a single carriageway road leading south into Storrington and north to Abingworth. The surrounding area is characterised by a mixture of detached and semi-detached residential dwellings, which gradually become more sporadic as the B2139 leaves Storrington and moves north towards Abingworth. Though there is variability in the design of nearby residential dwellings there are repeat features such as dormer windows, clay tile, and open fencing. The adjacent property to the north is known as Little Snapes.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1. The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2. The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Thakeham Neighbourhood Plan (2017):

Thakeham6 – Design
Thakeham9 – Development in the Countryside

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Thakeham Parish Design Statement (2002)

Planning Advice Notes:

Shaping Development in Horsham District
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/24/0015	Erection of a detached 4no. bedroom chalet bungalow including detached garage / car port.	Application Refused on 16.05.2024
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3. OUTCOME OF CONSULTATIONS

- 3.1. Where consultation responses and representations have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications.

INTERNAL CONSULTATIONS

- 3.2. **HDC Arboricultural Officer:** No Objection, subject to conditions.
[summary] The application has no additional arboricultural issues to those formerly highlighted in respect of the similar application for development two years ago (DC/24/0015).
- 3.3. **HDC Drainage Engineer:** Further information required – to be secured via condition.
[summary] HDC Drainage requires more information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

The proposed development encompasses design considerations which take account of the site's characteristics and concerns about surface water flooding. Appropriate measures have been considered to manage flows on site. As such, HDC Drainage believe the Flood Risk Assessment has provided sufficient detail to justify the layout and design of the proposed development. Though further detail is required, the requested information may be provided at Discharge of Conditions stage.

OUTSIDE AGENCIES

- 3.4. **Ecology Consultant:** No Objection, subject to conditions
[summary] We are satisfied that there is sufficient ecological information available for determination of this application. The mitigation measures identified in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, February 2023) should be secured by condition and implemented in full.
- 3.5. **Southern Water:** Insufficient Information Provided
[summary] Details of the proposed means of foul/surface water drainage disposal should be submitted by condition.

3.6. **WSCC Highways: No Objection**

[summary] The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS

3.7. Representations:

3 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- Outside of built-up area boundary
- Neighbouring amenity
- Loss of biodiversity
- Light/Noise pollution
- Traffic and highways safety
- Flooding
- Impacts to bat species

7 letters for Support have been received from 7 addresses, supporting the application on the following grounds:

- Complementary to existing development/adjacent to built-up area boundary
- Good design
- Low traffic impact
- No perceived impact on amenity
- Sustainable location
- Housing provision

3.8. Parish Comments: Strong Objection

It is the view of Thakeham Parish Council that the current application has addressed very few of the reasons for refusal from the previous application. The Parish have raised concerns around:

- Amenity- overlooking of neighbouring properties.
- Lack of plan for biodiversity.
- Flood risk.
- Highways- access to site is on a nasty bend with poor visibility.
- Lack of local housing need for 4-bed properties.

3.9. Member Comments:

None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1. The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2. The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote

equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1. It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1. The main considerations material to this application relate to:

- The Principle of Development
- Design and Appearance
- Trees and Landscaping
- Residential Amenity
- Highways Impacts
- Ecology
- Drainage and Flood Risk

- 6.2. It should be noted that a largely identical application at this site (DC/24/0015) was previously refused in May 2024 for the following reasons:

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

Principle of Development:

- 6.3. Horsham District Planning Framework (HDPF, 2015) Policies 2 (Strategic Development), 3 (Development Hierarchy) and 4 (Settlement Expansion) as well as Thakeham1 (A Spatial Plan for the Parish) of the Thakeham Neighbourhood Plan (TNP, 2017) collectively seek to ensure that development is appropriately sited to retain the districts distinctive settlement pattern and rural landscape character.

- 6.4. Policy 3 designates a series of built-up area boundaries (BUAB) where development is accepted in principle, with development on land outside of these boundaries more strictly controlled. In addition, Thakeham1 defines the BUAB at Thakeham and Storrington into which new development should be steered. The proposal is not located within an existing BUAB and therefore Policy 4 is relevant. Policy 4 outlines the circumstances where development outside of a BUAB will be supported, however as the site is not allocated in the Local or Neighbourhood Plan, the requirements of this policy are not met.
- 6.5. Policy 26 of the HDPF does make allowances for a certain level of development in the countryside so long as it is essential to its location, for example it supports rural enterprise or provides recreational use. The proposal does not meet any of the criteria stated and therefore the policy does not apply.
- 6.6. Considering the above, the proposal directly conflicts with the overarching hierarchy and locational strategy of the development plan and therefore fails to establish a principle for development. Whether this conflict with Policies 2, 4 and 26 of the HDPF and Policy Thakeham 1 is outweighed by other material considerations is discussed in the Planning Balance at the end of this report.

Design and Appearance:

- 6.7. Policy 32 and 33 of the HDPF 2015 (The Quality of New Development & Development Principles) require that all development in the district be of high quality and complimentary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate as well as that a high standard of building materials, finishes and landscaping are used. In addition, Policy Thakeham6 of the Thakeham Neighbourhood Plan (TNP) encourages the use of local natural materials (bricks, clay tiles) externally, as well as open fencing or native hedgerows at the front of properties to demark boundaries.
- 6.8. The existing residential development at Crescent Place comprises a single-storey, brick dwelling with a hipped clay tile roof and an ancillary building of wood construction immediately adjacent, with a pyramid roof and slate tiles. Both buildings are served by a tarmac/gravel parking area and there are large gardens to the north which are well screened with mature vegetation. Surrounding residential development along Storrington Road (B2139) is varied in size and orientation, with a mix of two-storey dwellings and bungalows resulting in a varied roofscape. The majority of properties are brick built with plain clay tile roofs, though some dwellings incorporate rendered or decorative tile elements.
- 6.9. The design of the proposed dwelling is largely the same as that previously considered under DC/24/0015 (when no design concerns were raised) and incorporates a face brickwork finish with feature dental course and hanging tiles to the rear, while the proposed detached garage will have a painted weatherboard finish. Both buildings will use plain clay tiles for the roof, with the proposed dwelling incorporating dormer windows to the front and rear as well as a pitched roof design with gabled, hipped and half-hipped features. Property boundaries are to be clearly demarked using a mixture of open and closeboard fencing as well as the retention of existing vegetation.
- 6.10. Overall, it is clear from the submitted Planning Statement (January 2026) that the applicant has carefully considered the local character of the area which has resulted in a proposal that is sympathetic to existing development and of a high standard of design. The applicant has utilised local natural materials (e.g. bricks, clay tiles) as encouraged by TNP and has ensured that the scale of development is in keeping with its surrounds.
- 6.11. It is therefore considered that the proposal conforms with Policies 32 and 33 of the HDPF 2015 and Thakeham6 of the TNP in relation to design and appearance.

Landscape and Trees:

- 6.12. Policy 33 of the HDPF has a presumption in favour of the retention of existing landscape and natural features including trees, while Policy 26 sets an expectation that development is appropriate to its respective setting and maintains the pattern of woodlands, hedgerows and trees. In addition, Policy Thakeham6 of TNP states that development proposals should retain established healthy trees.
- 6.13. An Arboricultural Impact Assessment has been undertaken which found that the site is dominated by associated hardstanding and modified grassland with tree lines, hedgerows and hedgerows with trees making up the site boundary and delineating garden subsections. The majority of trees and hedgerows have been assessed as of relatively low value (category C), aside from some trees both within and alongside the outer site boundary (category B) and a singular mature Oak to the western boundary (category A). A total of 9no. trees located centrally within the site are proposed for removal to allow for access.
- 6.14. The Council's Arboricultural Officer has been consulted as part of the application and agrees that the site contains few trees of significant landscape merit, with the principal remaining features of public amenity value confined to the roadside hedgerows and trees (i.e. retained trees). The Council's Arboricultural Officer has concluded that the proposed loss of the remaining internal site trees could be reasonably mitigated by new planting, which can be secured via a condition. Officers have no reason to disagree with his conclusion. Subject to this condition the proposal would therefore accord with the above policies.

Residential Amenity:

- 6.15. Policy 33(2) of the HDPF (2015) requires development to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land through loss of privacy, outlook, light, noise, or general disturbance. Similarly, Paragraph 198 of the NPPF requires development to be appropriate for its location and avoid impacts upon living conditions.
- 6.16. The existing site totals 0.34ha with Crescent Place located to the south, near to the existing access point from Storrington Road. The proposed dwelling is to be situated in the northeast corner and utilise the existing access point, though would benefit from a private parking area clearly separated from the original property by a five-bar gate and post and rail fencing. The proposed dwelling is not incongruent with its surroundings in terms of size or design and is therefore considered to relate well to the existing pattern of built development.
- 6.17. The main amenity space of the proposed dwelling would be located to the rear of property on the ground floor level with three windows proposed on the southern elevation in the direction of Crescent Place. However, given the distance between the dwellings and ample retained vegetation, it is considered unlikely that there would be a loss of privacy for either dwelling or a significant change in outlook for the residents of Crescent Place. There is a small 'pod' structure in the centre of the site immediately to the east of the stream; however, this is well screened by existing vegetation with no windows on the northwest elevation and window film covering the windows on the northeast elevation.
- 6.18. To address the third refusal reason for the previous application DC/24/0014, the current proposal omits first floor windows on the northern elevation, thereby removing the direct view into Little Snapes private amenity garden area. In addition to Little Snapes, there are a number of residential dwellings in the vicinity however these are located a greater distance away and screened by existing trees/hedgerows on the northern, eastern and western boundaries. It is therefore considered unlikely that the proposal will lead to an unacceptable loss of privacy or overlooking at neighbouring properties.

- 6.19. As a residential dwelling, the use of this building and site would be in keeping with surrounding residential uses and therefore is not considered to result in any adverse amenity impacts through noise, odour or lighting. It is acknowledged that there would be a small temporary impact during the construction phase of the development, however this can be managed via planning condition.
- 6.20. In view of the above, it is considered that the proposed development will not result in adverse impacts to neighbouring amenity and the proposal conforms with Policy 33 of the HDPF (2015).

Highways Impacts:

- 6.21. Policies 39 and 41 of the HDPF seek to ensure that both sufficient capacity in the existing infrastructure exists prior to the release of land for development and that adequate parking facilities are provided to meet the needs of anticipated users.
- 6.22. Access to the proposed dwelling would be from the existing access point on Storrington Road B2139 with no alterations proposed. A private driveway and detached garage would be provided as part of the proposal which would meet the WSCC parking space requirement of three car parking spaces. I
- 6.23. WSCC Highways has been consulted as part of the application and concluded that there are no transport grounds on which to resist the proposal. They have however recommended the applicant considers increasing the size of the proposed garage to ensure modern cars can be accommodated and include provision for at least two bicycles.
- 6.24. Given the scale of the proposal, it is unlikely that the additional dwelling will lead to a significant material intensification of existing infrastructure. It is not considered necessary to require the enlargement of the garage given the ample parking space on the site. Likewise, it is not considered necessary to require details of cycle parking given the garage would provide ample storage.
- 6.25. It is therefore considered that the proposal conforms with Policies 39 and 41 of the HDPF and will not result in an unacceptable highway impact.

Ecology:

- 6.26. Policy 25 of the HDPF (2015) seeks to protect existing biodiversity and green infrastructure in the District by ensuring no net loss, while Policy 31 looks to encourage the provision and enhancement of new habitats as well as outlining requirements for areas of particular importance (SPAs, SACs, SSSIs etc.). This is in line with paragraphs 187-188 of the NPPF (2024).
- 6.27. The application is accompanied by an Ecological Impact Assessment (EclA) (Lizard Ecology, February 2023) which has been reviewed by the Council's Ecology Consultant. The assessment surveyed both Crescent Place and Little Snapes and found that the sites are predominantly occupied by buildings, associated hardstanding and modified grasslands all of which are of limited ecological value. The assessment also found that the site provides some suitable habitat for various protected species.
- 6.28. In addition to the EclA the applicant has submitted an EclA Update Note (November 2025) to corroborate initial findings and confirm that the original report remains valid.
- 6.29. The Council's Ecology Consultant has concluded that they are satisfied that sufficient ecological information is available to determine the application and agree that no further surveys for bats are required. They have highlighted that the site is located within 12km of The Mens Special Area of Conservation (SAC) meaning that significant impacts or

severance to flightlines of Barbastelle bats must be considered. However, given that only 9 no. trees are to be removed, and these will be replaced at a ratio of 1:1 there is unlikely to be a level of habitat severance that would constitute a significant effect. Officers have completed a HRA Screening Report to record this outcome.

- 6.30. It is noted that lighting impacts to bat species as a result of the proposed development has been raised as a concern within neighbour representations. This aspect has been considered by the Council's Ecology Consultant who have recommended an external lighting condition to manage this.
- 6.31. The EclA has identified a series of mitigation measures to conserve and enhance protected and Priority species in the locality as well as biodiversity enhancements to secure net gains for biodiversity, which will both be secured via condition. Overall, it is considered that impacts to biodiversity will be minimised such that the proposal is acceptable, thus the proposal is in line with Policies 25 and 31 of the HDPF.

Great Crested Newt

- 6.32. The submitted EclA states that Great Crested Newt (GCN) are unlikely to be present on site due to limited records in the vicinity (nearest record c. 1.6km away) and a lack of suitable water bodies within a commutable distance. The site is located within a green impact risk zone for GCN deeming it unlikely that they will be present, therefore there is no requirement to consult NatureSpace on this proposal.

Water Neutrality:

- 6.33. A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.
- 6.34. On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.
- 6.35. To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.
- 6.36. Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

- 6.37. Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk:

- 6.38. Policy 38 of the HDPF states that development should follow a sequential approach to flood risk management, giving priority to development with the lowest risk of flooding and making required development safe without increasing flooding elsewhere. Development proposed will: take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas; avoid the functional floodplain except for water-compatible uses and essential infrastructure; only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary; and require a site-specific Flood Risk Assessment for all development over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.
- 6.39. Paragraph 170 of the NPPF discourages inappropriate development in areas at risk of flooding by directing development away from the areas at highest risk. Paragraphs 173 and 174 of the NPPF state that a sequential risk-based approach should be taken to individual applications, with the aim of this being to steer new development to areas with the lowest risk of flooding, whilst Paragraph 173 states that a sequential risk-based approach should be taken to individual applications in areas known to be at risk now or in future from any form of flooding.
- 6.40. The application site lies within Flood Zone 1, which is land defined by the Planning Practice Guidance for the NPPF for Flood Risk and Coastal Change as having a low probability of flooding. However, the application site is also subject to medium and high-risk of surface water flooding, as indicated on maps held by the Environment Agency, as well as medium-high groundwater vulnerability. As such the development may be at direct risk of flooding and may increase the risk of flooding elsewhere. This remains unchanged from when the previous application was considered.
- 6.41. The previous application was refused on the grounds that an acceptable Flood Risk Assessment had not been provided and that no sequential test had been carried out given the location of the site in an area of surface water flood risk.
- 6.42. The applicant has submitted an updated version of the previous Flood Risk Assessment (ref: 12303, April 2023) that concludes that the development will not increase flood risk either on the development site or at neighbouring properties and is therefore fully compliant with the NPPF and PPG. The developments surface water is proposed to be drained to the existing stream within the site via an area of rain garden and unlined porous paving. In addition to this a cellular attenuation tank is proposed to store the volume during critical 1 in 100-year storm events, with a +45% allowance made for climate change.
- 6.43. The Council's Drainage Officer has reviewed the Flood Risk Assessment and submitted plan 2022.351b.06 (Proposed New Plot, October 2025) and has advised that the assessment provides sufficient detail to justify the layout and design of the proposed development and that appropriate measures have been considered to manage flows on site.
- 6.44. However, the HDC Drainage Officer has requested further clarification be added to the submitted Flood Risk Assessment to ensure that the site drainage will conform with the relevant requirements. Such clarifications include the provision of clear catchment areas across the site, further detail on the proposed rain garden and attenuation tank, method of foul and surface water disposal and amendments to rainfall calculations/flow rates.
- 6.45. Having reviewed the HDC Drainage Officer's response it is clear that they are satisfied with the principal of a development of this size and design in this location, as well as that surface

water is capable of being managed on site. They have stated that the requested information can be provided at Discharge of Conditions stage within the foul and surface water drainage strategy, which Officers consider appropriate.

- 6.46. The previous refusal reason also referred to the absence of a sequential test assessment. However, since the refusal of the previous application both the NPPF and PPG have been updated to clarify when a sequential test is required. Paragraph 175 of the NPPF now states that a sequential test is not required 'where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)'.
- 6.47. This paragraph has been further expanded upon in the updated National Planning Practice Guidance (NPPG) Flood Risk and Coastal Change (September 2025), stating that in instances '*where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development...without increasing flood risk elsewhere*' the sequential test is no longer required to be demonstrated.
- 6.48. In this case, the submitted FRA shows that the proposed dwelling would be located outside the areas identified as being at medium and high surface water flood risk. Whilst the access would pass across a narrow strip of medium and high surface water flood risk, the EA mapping indicates that this flood risk would likely be no greater than 20cm in depth meaning occupants would be able to escape by vehicle in the event of a flood situation. On this basis, Officers advise that there is no longer a requirement for a sequential test to be submitted for the proposed development. Subject to compliance with the FRA and further details required by condition (condition 6), Officers advise that the development would be safe from flood risk and would not increase the risk of flooding elsewhere, in accordance with Policy 38 of the HDPF and Chapter 14 of the NPPF.

Other Matters:

Climate Change:

- 6.49. Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. Conditions are attached to secure the following:
- Requirement to provide full fibre broadband site connectivity
 - Refuse and recycling storage
 - Cycle parking facilities
- 6.50. Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

- 6.51. Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, and that every planning permission granted for the development of land in England shall be deemed to have been

granted subject to the condition that development may not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

- 6.52. The applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as the development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
	226	0	226
	Total Gain		226
	Total Demolition		0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Conclusions and Planning Balance:

- 6.53. The application seeks the introduction of a single dwelling outside the defined built-up area boundary, on a site which has not been allocated for development within the adopted development plan, and without an essential need for a countryside location. The development is, therefore, contrary to Policies 2, 4, and 26 of the HDPF (2015) and Policy Thakeham1 of the TNP. The principle of development is, therefore, considered unacceptable when considered against the development plan.
- 6.54. It is acknowledged that the Council is unable to demonstrate a full 5-year housing land supply, and the NPPF Paragraph 11d presumption in favour of 'tilted balance' is therefore engaged. This balance requires permission to be granted, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Though footnote 7 could apply here, given that the applicant has provided a satisfactory Flood Risk Assessment demonstrating compliance with the NPPF and PPG it is not considered that flood risk provides a strong reason for refusal. As the Thakeham Neighbourhood Plan is over 5 years old, the protections afforded by Paragraph 14 of the NPPF do not apply.
- 6.55. To aid with decision making the Council has produced the Shaping Development in Horsham District Planning Advice Note (2025) which recognises that in the absence of a 5-year housing land supply the Council is likely to receive applications outside of defined BUABs and on unallocated sites. HDC has therefore advised it will consider positively applications which:
- Adjoin an existing settlement edge as defined by the BUAB;
 - Are of an appropriate scale and function to the settlement the proposal relates to;

- Demonstrate they meets local housing needs or will assist the retention and enhancement of community facilities and services;
- Do not prejudice comprehensive long-term development; and
- Are contained within an existing defensible boundary and landscape character features are maintained and enhanced.

6.56. The proposal is considered compliant with the above criteria and there remains no outstanding concerns with regard to the areas considered in the above planning assessment, with the previous concerns relating to water neutrality, flood risk and amenity having been addressed. Although technically within the countryside in policy terms, the site is surrounded by other built development. In this context the addition of a single dwelling in this location would not be out of character or harmful. The proposal would contribute, albeit minimally, to the districts much needed housing supply and would be a well-designed addition to the area. These matters are considered to outweigh the conflict with the spatial strategy for the area when applying the NPPF Paragraph 11d 'tilted balance'. The application is therefore recommended by Officers for approval.

7. RECOMMENDATIONS

7.1. To approve planning permission, subject to the conditions listed below.

Conditions:

1 Plans List

2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- (a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - (b) the provision of wheel washing facilities (if necessary) and dust suppression facilities
- The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or

materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- (a) All trees on the site shown for retention on approved drawing number [LLD2853-ARB-DWG-200], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth and extent of construction and method/materials used for edging, within root protection areas around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015)

- 7 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 8 **Pre-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- (a) Purpose and conservation objectives for the proposed enhancement measures;
 - (b) Detailed designs to achieve stated objectives;

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until cycle parking facilities and the provision for the storage of refuse and recycling have been provided

within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles refuse and recycling facilities in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

(a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

(b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act

- 11 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing numbers 2022.351b.05 and 2022.351b.03. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, February 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected and Priority species in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, February 2023), which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECOW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 14 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans unless details of alternative materials have been submitted to and been approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

8. USE OF AI

- 8.1 This report has not been prepared with the support of artificial intelligence tools.