

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

Planning Statement Addendum

Date of report: August 2026

PREPARED FOR



PREPARED BY



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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). This Addendum has been prepared to support and assess the relevant planning considerations relevant to the proposed amendments to the current planning application. It should be read alongside the Planning Statement submitted as part of the original planning application and dated February 2026.
- 1.2 The updated application seeks consent for the development of the former Thakeham Mushroom Site, located on land west of Storrington Road, Thakeham (“the Site”), for the provision of 150 new homes. The original description of development is set out below:
- “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, open space and infrastructure.”*
- 1.3 As part of the amended planning application, a new description of development is proposed to include the additional development proposed with the amended application package:
- “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.”*
- 1.4 The purpose of this Planning Statement is to explain the amendments to the proposal and how it accords with relevant planning policy.
- 1.5 Table 1.1 sets out the documents submitted with this Addendum and details where they supersede previous documents.

Table 1-1 Information submitted

Document submitted with this PS Addendum	Notes on Revision
Site Location Plan (P24-2268_DE_010_C_002)	Supersedes Location Plan (P24-2268_DE_010_A_002)
Site Layout (P24-2268_DE_010_i_003)	Supersedes Site Layout (P24-2268_DE_010_A_003)
Site Layout (P24-2268_DE_010_i_029)	New plan
Tenure Plan (P24-2268_DE_010_B_004)	Supersedes Tenure Plan (P24-2268_DE_010_A_004)
Building Heights Plan (P24-2268_DE_010_B_005)	Supersedes Building Heights Plan (P24-2268_DE_010_A_005)
Parking Plan (P24-2268_DE_010_B_006)	Supersedes Parking Plan (P24-2268_DE_010_A_006)
Materials Plan (P24-2268_DE_010_B_007)	Supersedes Materials Plan (P24-2268_DE_010_A_007)

Document submitted with this PS Addendum	Notes on Revision
Boundary Treatment Plan (P24-2268_DE_010_B_008)	Supersedes Boundary Treatments Plan (P24-2268_DE_010_A_008)
Refuse Strategy Plan (P24-2268_DE_010_B_009)	Supersedes Refuse Strategy Plan (P24-2268_DE_010_A_009)
Building Accessibility Plan (P24-2268_DE_010_B_023)	New plan
Landscape masterplan (P24-2268_EN_0001_B)	Expands submitted Landscape Masterplan
House Type Plans – updated drawing numbers: • P24-2268_DE_003_B_01 • P24-2268_DE_003_B_02 • P24-2268_DE_003_A_15 • P24-2268_DE_003_B_27 • P24-2268_DE_003_B_40 • P24-2268_DE_003_B_41 • P24-2268_DE_003_B_43 • P24-2268_DE_003_A_44 • P24-2268_DE_003_A_45 • P24-2268_DE_003_B_46 • P24-2268_DE_003_A_48 • P24-2268_DE_003_A_67	House types plans updated to reflect new plot numbers. No changes to house types. New: Triple Garage Elevations And Floorplans Drawing P24-2268_DE_003_A_67.
Schedule of Accommodation	n/a
Design and Access Statement Addendum August 2026	To be read together with Design and Access Statement February 2026
Heritage Statement of Compliance	To be read together with Heritage Statement January 2026 Ref: 5113
Landscape and Visual Impact Assessment Addendum Note (Ref: fabrik/D3185/JB/LS)	To be read together with Landscape & Visual Impact Assessment February 2026
Noise Assessment – Letter (Ref: LR01-23295-R0)	n/a
Air Quality Assessment – Letter (Ref: LR02-23295-R0)	n/a
Transport Assessment Addendum (2505500-ACE-XX-XX-RP-C-0103)	To be read together with Transport Assessment (2505500-ACE-XX-XX-RP-C-0102)
Travel Plan (2505500-ACE-XX-XX-RP-C-0104)	Supersedes Framework Travel Plan (13 February 2026)

Document submitted with this PS Addendum	Notes on Revision
Flood Risk Assessment and Drainage Strategy (2505500-ACE-XX-XX-RP-C-0301_B)	Supersedes Flood Risk Assessment & Drainage Strategy (2505500-ACE-XX-XX-RP-C-0301)
Tree Protection Plan (2142-KC-XX-YTREE-TPP01RevE)	Supersedes Tree Protection Plan: (2142-KC-XX-YTREE-TPP01, REV C)
Tree Survey and Impact Assessment (RevE)	Supersedes Tree Survey And Impact Assessment (Rev C)

2. Amendments to The Proposal

- 2.1 This section of the Planning Statement provides a summary of the proposed amendments to the development proposal.
- 2.2 The proposed application description is described as follows:
- 2.3 *“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.”*
- 2.4 Full details on the updated proposals are available in the Design and Access Statement Addendum. In summary, the amendments to the application are set out below

Land to west of Footpath (PRoW 2474)

- 2.5 Extension to the application site area to include the greenfield land to the west of the footpath (PRoW 2474) within the Applicant's ownership. The use of the land to the west of the footpath is proposed to be changed from agriculture to public open space and enhanced habitat land. The proposed features within this area include a circular recreational route, woodland walks, extensive play provision, lookout points, meadow habitat, a wildlife pond, a small car park, and a storage and maintenance building. This land, together with the public open space proposed as part of the original development, will be transferred to Thakeham Parish Council (TPC), which will be responsible for its ongoing delivery, management, and maintenance. It is proposed that the detailed design and layout of the new public open space and associated play facilities and hard and soft landscaping will be secured by planning condition(s).
- 2.6 The remainder of the land within the applicant's ownership, comprising the former mushroom production facilities, associated hardstanding and ancillary buildings, lies outside the application boundary and does not form part of the current proposals. This retained land may require remediation owing to its existing and historic uses.
- 2.7 To improve the visual appearance of the retained land, a schedule of works and associated programme will be prepared and submitted to the Council for approval. This will be secured through the S106 agreement.
- 2.8 The retained land may be promoted through the relevant emerging Local Plan and/or Neighbourhood Plan processes for future development, potentially including up to 85 dwellings and/or other appropriate uses. However, no proposals for this land form part of this application. Any future development proposal would need to be considered through a separate planning application and assessed against the planning policy framework applicable at that time.
- 2.9 Accordingly, this application neither establishes the principle of development on the retained land nor secures any form of planning permission or commitment for its future development.

Homes adjacent to Massey Close

- 2.10 Following feedback from local residents and discussions with Thakeham Parish Council (TPC), the layout has been revised to change the arrangement of the proposed dwellings adjacent to Massey Close. Rather than having rear gardens backing directly onto existing properties, the proposed homes are now positioned perpendicular to the dwellings on Massey Close, with their side elevations and gardens facing the existing rear gardens. This creates a more sympathetic relationship between the existing and proposed development and responds directly to the concerns raised.

- 2.11 The proposed dwellings have been designed to maintain an appropriate relationship with the existing properties on Massey Close. The separation distance between Plot 132 and the adjacent properties on Massey Close is approximately 13.7 metres, increasing to 15 metres between Plot 138 and Massey Close. In terms of levels, Plots 132 and 133 are anticipated to align closely with the existing ground levels of the Massey Close properties. Plots 137 and 138 would be positioned at a slightly higher level, approximately 0.5 to 0.8 metres above the adjacent dwellings, reflecting the local topography while maintaining a suitable relationship with surrounding development.

Housing Mix

- 2.12 To address comments from HDC's Housing Officer, the housing mix has been amended to provide an additional affordable home for affordable rent and thus a reduction in one market home. Drawing P24-2268_DE_010_B_004 has been updated to reflect this change. The proposed housing mix is set out in table 2.1 below.

Table 2-1 Proposed Housing Mix

Unit Type	Market	Affordable Rent	Shared Ownership	Total
1 bed house	0	6	0	6
2 bed house	20	15	6	41
3 bed house	49	14	8	71
4 bed house	16	2	2	20
5 bed house	12	0	0	12
Total	97	37	16	150

Community Land Trust

- 2.13 The land to be transferred to the Community Land Trust has been revised and comprises 902.5 sqm of land. This follows discussions with the Community Land Trust to ensure that their desired proposal is achievable and deliverable. Whilst the final proposal is not confirmed, the Community Land Trust need to ensure that a Registered Provider would manage any community housing and require adequate space for at least 6 homes.

Landscaping

Landscape details of Land to the West of the Footpath

- 2.14 The scheme has been designed in conjunction with TPC and proposes a landscape-led approach, incorporating a diverse network of open spaces throughout the Site. The amended Landscape Master Plan (Ref. P24-2268_EN_001_B) illustrates the proposed use and distribution of these areas. Detailed proposals relating to hard and soft landscaping, planting schemes, and play provision will be submitted and approved through the discharge of planning conditions, should planning permission be granted. Landscaping features including woodland, trees and hedgerows will be retained.
- 2.15 The amendments result in an increase in the amount of open space provided across the Site, with a total of 18.78 hectares of public open space proposed. A summary of the open space provision is set out below.

Table 2-2 Open Space Schedule

Type	Provision (Ha per 1000 population)	Site Requirement (Ha)	Site Provision (Ha)	Balance (Ha)
Parks & Gardens	1.37	0.49	1.96	1.47
Amenity Greenspace (excluding SUDS)	0.58	0.21	3.57	3.36
Natural & Semi Natural greenspace (excluding SUDS)	2.43	0.87	12.23	11.35
Provision for children and young people	0.9	0.03	0.95	0.91
Orchard	0.18	0.06	0.08	0.02
Total	4.65	1.67	18.78	17.11

Response to Place Services

- 2.16 In response Place Services' landscaping comments, the proposal has been updated as follows:
- Additional breaks in the hedgerow to the north of the proposal have been included to allow informal access to the public open space.
 - Additional planting is proposed adjacent to the substation and the pumping station.
 - The boundary treatments between the drives and open space have been updated on the Boundary Treatment Plan (P24-2268_DE_010_B_008)
- 2.17 The gardens relating to plots 106, 107, 122 and 123 relate to maisonette homes and the garden arrangement is a standard approach to ensure a secure private open space is provided to residents. As such these gardens remain as previously proposed.

Biodiversity Net Gain

- 2.18 The development proposals include a commitment to 10% Biodiversity Net Gain (BNG) as part of this development. However, the proposals have the potential to provide a larger increase. The BNG will be secured for 30 year period via the Section 106 agreement and the additional BNG will then be registered as a biodiversity gain site and will be utilised by the applicant in conjunction with other schemes in the District.

Internal Highways Layout

- 2.19 Following the amendments to the proposed development and comments from the Highways Authority, the layout has been updated to ensure the internal road network is safe, suitable and meets the required guidelines. These amendments include:
- Provision of a 10-space car park to support the proposed public open space, primarily for less mobile visitors.

- Introduction of a maintenance storage area/building for equipment required to manage and maintain the public open space.
- Extension of the internal road network through a new 5.0m wide shared surface access road serving the car park and maintenance area. Widening of the proposed shared surface from 4.8m to 6.0m, with 1.0m service margins on either side, to improve access and provide greater refuge for pedestrians and cyclists.
- Relocation of a fence to facilitate refuse vehicle turning movements.
- Confirmation of refuse collection arrangements for plots 1-3, including a dedicated bin collection point.
- Adjustment of boundary treatments to ensure visibility splays remain unobstructed and avoid the need for restrictive covenants.

2.20 The revised residential parking provision equates to 334.5 spaces including garage spaces, which remains within WSCC's acceptable parking standards and tolerance thresholds.

Transport Proposals

2.21 The transport proposals have been amended. The following items are proposed:

- Inclusion of pedestrian and cycle connections linking the facilities to the site's wider active travel network.
- Delivery of traffic calming measures set out in Motion's Highways review on behalf of TPC and outlined in the Integrated Sustainable Transport Strategy (ARUP) that forms part of the current application information. The traffic calming measures include the extension of the 30mph speed limit to the north of North Town Farm and the provision of four Flat Top Road Humps through the village, allowing for safer pedestrian connectivity throughout the village.
- Public Rights of Way upgrades as outlined in the Integrated Sustainable Transport Strategy (ARUP);
- Provision of a mobility hub, including electric cycle hire, delivery lockers, and a car club space.

2.22 A Demand Responsive Transport service is no longer proposed.

3. Planning Policy Context

- 3.1 The following section of the Planning Statement Addendum outlines any updates to the Planning Policy Context Section since the writing of the original Planning Statement.

National Planning Policy & Guidance

- 3.2 There are no relevant updates to National Planning Policy Framework (NPPF) or planning guidance.

Development Plan

- 3.3 There are no relevant updates to national planning policy or guidance.

3.4 Other Material Considerations

Emerging Horsham Local Plan (EHLP)

- 3.5 Since the submission of the planning application, the (EHLP) has progressed through the examination process. Additional hearing sessions were held in April 2026, following which the Inspector requested that HDC undertake a number of Main Modifications to ensure that the Plan meets the tests of soundness. As part of these modifications, HDC is required to increase the housing requirement to approximately 18,000 dwellings over the period 2023-2040. To accommodate this increased requirement, HDC has reviewed and amended a number of the policies proposed within the submitted EHLP.
- 3.6 A key change relevant to the Application Site is a proposed amendment to the Policies Map accompanying the EHLP. In Thakeham, the Built-Up Area Boundary (BUAB) has been extended to include the proposed allocations and the Application Site.
- 3.7 Consultation on the Main Modifications is being undertaken between 13 July 2026 and 24 August 2026. Following the close of the consultation period, representations will be reviewed and further hearing sessions will be held, if required. These hearings are currently anticipated to take place in October/November 2026, with adoption of the EHLP expected in January 2027.
- 3.8 In accordance with NPPF paragraph 49, weight can be attributed to emerging policies according to:
- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Housing Position

- 3.9 HDC has not published an updated housing land supply position. Thus, HDC's supply remains at 1.7 years.

4. Planning Considerations

- 4.1 This section of the Planning Statement Addendum considers the relevant planning considerations related to the planning application and proposed amendments. It does not repeat text from the Planning Statement where it remains relevant.

Principle of Development

- 4.2 Paragraph 11(d) of the National Planning Policy Framework (NPPF) remains engaged in the determination of this application. Accordingly, Horsham District Council (HDC) must continue to consider proposals for housing development that are not allocated within the Horsham District Planning Framework (HDPF). In this context, the principles of the Shaping Development in Horsham District Planning Assessment Note (SDPAN) remain relevant to the assessment of planning applications. However, the application of the SDPAN has evolved in light of the proposed Main Modifications to the EHLP, particularly those relating to the review of Policies 3 and 4 of the HDPF and the proposed extension of the BUAB to include the Application Site.
- 4.3 The EHLP is at an advanced stage in the plan-making process and the amendment is consistent with the NPPF. Whilst the outcome on the consultation of the main modifications is unknown, it is clear that the Site is closely related to the settlement and the redevelopment of Site for alternative uses is supported in the Thakeham Neighbourhood Plan. Thus, in accordance with NPPF paragraph 49, it is the Applicant's position that significant weight can be attributed to the extension of the BUAB to cover the Application Site.
- 4.4 At Paragraph 5.11, the SDPAN states:
- "as set out in Policy 3 of the HDPF, the Council will generally support applications within BUABs where the nature and scale of development proposed does not affect the settlement's characteristics and function."*
- 4.5 In giving significant weight to the location of the Application Site within the BUAB, an assessment against HDPF Policy 3 is required. EHLP Policy 3 is reflective of HDPF Policy 3 and thus, the assessment below should be noted as both current and emerging policy position.
- 4.6 This policy explains that development will be permitted within towns and villages which have defined BUAB. Redevelopment in these areas will need to demonstrate that the proposed development is an appropriate nature and scale to maintain the functions of a settlement. Thakeham is classified as a Smaller Village where the settlement characteristics and function are defined as:
- "Villages with limited services, facilities, social networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements."*
- 4.7 Thakeham remains as a Smaller Village within the EHLP and the description is consistent with the HDPF.
- 4.8 The proposal will introduce 150 new homes to the village. The proposal for residential development is considered accepted having regard to the village's predominantly residential character, its supportive facilities, and the Council's ongoing need to boost housing supply. It is also important to recognise that the character and function of Thakeham have evolved significantly over the past two decades. Through the delivery of residential developments, the village has transitioned from a small settlement with a predominantly agricultural focus to a larger and more sustainable community, supported by some facilities that meet most of the day-to-day needs of residents.

- 4.9 On the basis of 2.4 people per household, the development would introduce approximately 360 additional residents. This increase in population would support the continued vitality and viability of local services and facilities by increasing patronage and helping to sustain their long-term operation. Some need would still need to be met through visits to nearby larger settlements. Enhancements to the village are provided through the provision of substantial public open space, addressing an unmet need for play areas for both children and young people as well as more informal amenity space. Taken together, the scale and nature of the proposed development are considered to be appropriate and consistent with both the existing character of Thakeham and its emerging role as a larger, sustainable village within the settlement hierarchy.
- 4.10 Notwithstanding the assessment of HDPF Policy 3 above, the assessment against SDPAN paragraph 5.12 remains relevant, as do the other matters relating to the principle of development in Section 7 of the Planning Statement.

Design

- 4.11 The vision for the proposed development remain as set out in the Planning Statement and Design and Access Statement. This section should be read alongside the Design and Access Statement Addendum. Minor amendments have been made to the layout of the proposal residential development and the policy considerations for each are set out below.

Dwellings adjacent to Massey Close

- 4.12 Relevant to the amendments to plots 132-138, adjacent to Massey Close is HDPF policy 33(2) which requires developments to ensure there is no unacceptable harm to the amenity of the occupiers of nearby property through overlooking or noise. The development proposal has changed the arrangements of homes to avoid the perception of overlooking into private gardens of habitable rooms within homes by rotating the homes within the proposed development so that the side elevation fronts the back gardens of the homes on Massey Close. This amendment remains compliant with HDPF Policy 33 and is an enhancement to the proposed development.

Open Space to West of Footpath

- 4.13 In relation to the proposals to the west of the footpath, consideration to HDPF Policies 32 (1), (4), (5) and 33 (6), (8). This is set out below:
- 4.14 In relation to HDPF Policy 32:

▪ ***(1) Provide an attractive, functional, accessible, safe and adaptable environment***

This land is proposed for recreational uses and habitat creation. The accompanying landscape masterplan illustrates the high quality proposals for the area utilising nature to promote health and wellbeing. The land will be a place to play, exercise, relax and experience nature. The proposed open space has been designed as a multifunctional environment, incorporating a variety of landscapes and experiences, from active recreational areas and play spaces to quieter areas for informal recreation and wildlife appreciation. Car parking is proposed for those with mobility impairments allowing it to be a fully inclusive area. It will provide a network of different characters. The land will be transferred to the TPC to bring forward, maintain and adapt as the village requires.

▪ ***(4) Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and***

Thakeham has a deficit of some forms of open space including amenity greenspace, natural/semi natural space, and space for young people. The additional recreational space will

have a focus on play for children and young people, informal recreation and habitat creation, thus supporting the deficit in open space typologies in the village.

- ***(5) Help secure a framework of high quality open spaces which meets the identified needs of the community.***

The proposal on the land west of the footpath provides a network of high quality open space reducing/eliminating the deficit in the village. The land will be transferred to TPC to secure the delivery, management and maintenance of the open spaces for the community.

4.15 In relation to HDPF Policy 33:

- ***(6) Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;***

The proposal seeks to retain all landscape/natural features on the west of the footpath.

- ***(8) Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;***

A small carpark is proposed on the south western side of the footpath to accommodate 10 vehicles. Visitor cycle parking spaces are also proposed. Tree planting is proposed around the car parking area to ensure it is visually attractive.

4.16 Accordingly, the amendments to the application are considered to comply with the relevant design policy requirements.

4.17 The design assessment within the Design and Access Statement and the Planning Statement remain relevant to the application.

Open Space

4.18 Section 8.3 of the Planning Statement assesses the application against the open space standards within the Open Space, Sport and Recreation Review 2021. The policy relating to open space requirements and the evidence setting out the deficit in Thakeham remain up to date. However, Table 4.1 below updates Table 8.2 in the Planning Statement (*How the Proposal contributes towards the open space deficit*) to align with the amended Proposal.

Table 4-1 How the proposal contributes towards the open space deficit

Open Space Type	Future projection of open space in Thakeham (Hectares)	Proposed Open Space (Hectares)	Future projection following the delivery of development
Parks	+0.06	1.96	+2.02
Natural/Semi Natural Space	-5.98	12.23	+6.57
Amenity Greenspace	-0.27	3.57	+3.3
Child's Play	+0.06	0.95	+0.92
Young People	-0.09		
Allotments/Orchard	-0.44	0.08	-0.36
Combined	-6.67	18.78	12.11

- 4.19 The proposal continues to meet the open space requirements set out in the Open Space, Sports & Recreation Review and will transform the existing shortfall in open space provision into an overprovision. This overprovision will ensure that sufficient open space is available to meet the current and future needs of the village. Accordingly, the application accords with the provisions of NPPF paragraphs 97 and 103 and HDPF Policy 32 and the provision of a range of new public open space is a substantial benefit of the scheme.

Transport and Access

- 4.20 A Transport Assessment Addendum (TAA) has been prepared by Ardent Consulting Engineers in support of the proposed amendments to the application. The TAA considers the following points:
- The internal road layout concerns raised by the Highway Authority. Amendments to the proposal have been made to address these points.
 - The trips generated from the proposed carpark to serve the open space. The trips generated are limited and even when considering a worst-case scenario would remain below the required threshold in the Manual for Streets for the suitability of shared surfaces.
 - The additional vehicle movements associated with the proposed car park and maintenance storage area are also considered to be negligible in the context of the wider development and surrounding highway network.
- 4.21 The proposed amendments to the application do not alter the conclusions within the Transport Assessment. Accordingly, the transport and access section of the Planning Statement remain relevant to the development proposal.
- 4.22 In respect of sustainable transport, a draft Integrated Sustainable Transport Strategy (ARUP), was submitted as part of the planning application. All measures within the Integrated Sustainable Transport Strategy remain relevant other than the DRT provision which is no longer proposed. Notably, the Applicant is committed to delivering the traffic calming measures that have been proposed Motion Consultants on behalf of TPC. The inclusion of these measures will make Storrington Road safer for all users and create greater pedestrian and cycle connectivity across the village. This assists residents on the west of Storrington Road access the café, shop, community

and sport facilities in Abingworth and those on the east of Storrington Road access the new recreational land and wider PRow network.

- 4.23 An updated Travel Plan has been prepared by Ardent Consulting Engineers and is submitted as part of this package of information. The Applicant considers that the proposed sustainable and active travel measures will enhance the existing transport opportunities available within Thakeham and contribute to improved community connectivity and cohesion.
- 4.24 It is recognised that residents will continue to access facilities and services in neighbouring settlements to meet some of their day-to-day needs, and that private vehicle use will remain necessary for certain journeys. However, the proposed development provides a range of realistic and attractive alternatives to private car travel, including opportunities for walking, cycling (including the use of electric bicycles), car sharing and the provision of a dedicated car club space. These measures have been integrated into the design of the development to maximise opportunities for sustainable travel and reduce reliance on the private car wherever practicable.
- 4.25 Accordingly, it is considered that the proposal accords with the objectives of Chapter 9 of the NPPF by promoting and maximising opportunities for walking, cycling and other sustainable modes of transport. The development also complies with the requirements of HDPF Policy 40. Importantly, the proposed transport strategy is proportionate and appropriate to the Site's rural location, consistent with the provisions of paragraph 110 of the NPPF, which recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

Flood Risk and Drainage

- 4.26 NPPF paragraph 170 directs development away from areas at the highest risk of flooding. Paragraph 175, sets out that a sequential test should be used in areas known to be at risk now or in the future from any form of flooding. Paragraph 181 requires development to ensure that flood risk is not increased elsewhere, and paragraph 182 requires the incorporation of sustainable drainage schemes (SUDS). Footnote 63 requires the completion of a flood risk assessment for sites within Flood Zone 1 over 1 hectare.
- 4.27 HDPF policy 38 required a Sequential Approach to be taken to ensure development is directed to the lowest risk areas, Proposals are expected to incorporate SUDS and utilise drainage techniques that mimic natural drainage patterns.
- 4.28 An updated Flood Risk Assessment and Drainage Strategy has been prepared to support the amended development proposal. The Flood Risk Assessment also responds to the comments provided by the Local Lead Flood Authority as part of the application process. The conclusions of the original Flood Risk Assessment remain that:

"the proposals are consistent with the aims of NPPF, PPG, the latest National Standards for SuDS, Local Plan and other relevant local guidance. The proposed drainage strategy will not increase flood risk for the development site or the surrounding area"

Trees

- 4.29 An updated Arboricultural Impact Assessment has been prepared to assess how the application proposals impact existing trees at the Application Site. This concludes that significant trees and tree groups are retained, where losses occur these are only defective trees such as the poplars on the southern boundary which are at risk of collapse. Most services and utilities are sited away from trees. However, where they are located near to root protection areas, specialist measures can be used to minimise harms to trees. Additionally, the assessment notes that substantial new tree planting is proposed which will diversify the tree portfolio on the site to ensure the sustainability of green infrastructure in the future.

- 4.30 Given the conclusions within the AIA Addendum, the assessment within the Planning Statement remains valid and it is considered that the proposal has been designed in accordance with the provisions of the NPPF paragraph 136, HDPF Policies 31 and 33.

Other Considerations

- 4.31 Letters have been prepared by the Applicant's technical team in relation to Landscape and Visual Impact, Heritage, Air Quality, Noise and Energy noting that the amendments to the proposal do not affect the conclusions in their initial assessment. Thus, the assessment of these items within the Planning Statement remain relevant.

5. Planning Balance and Conclusion

- 5.1 Given the amendments to the proposal, this section of the Planning Statement Addendum replicates and updates the planning balance and overall conclusion originally set out in the Planning Statement.
- 5.2 This planning application offers a major opportunity to transform a developed site that has fallen into disrepair and is now presenting growing safety concerns. Through the redevelopment of redundant and unsafe land and buildings, the proposal makes highly effective use of underutilised land. Crucially, it will deliver much-needed new homes in a district facing a significant housing shortage, turning a neglected area into a safe, sustainable and valuable community asset.
- 5.3 Bellway has reconsidered the development proposals in light of officer feedback and the Appeal decision relating to the earlier scheme for 247 homes. Consequently, a number of significant and positive revisions have been incorporated into the current proposal, including (but not limited to):
- A reduction of 97 homes (39%) and the removal of the flexible Use Class E floorspace;
 - Removal of large scale, 3 storey, apartment and local centre buildings;
 - Provision of land to the Community Land Trust to deliver affordable homes ensuring at least 6 homes can be delivered or community based uses / assets;
 - A revised design and layout that reflects Thakeham's established open-grain development pattern;
 - The provision of new and extensive public open space that enhances both the setting and quality of the development, whilst delivering a significant new community asset comprising play facilities, recreational opportunities and habitat creation in accordance with the vision of TPC;
 - A sustainable transport strategy, that deliver traffic calming measures proposed by Motion Consultants on behalf of TPC, alongside wider measures that promote accessible and sustainable travel for current and future residents.
- 5.4 Having outlined the substantial refinements made to the proposal, it is appropriate to consider the development within the context of national planning policy. The NPPF establishes a strong presumption in favour of sustainable development, articulated through three overarching objectives that guide planning decisions across England. The following section sets out how the revised scheme aligns with these objectives and why, in the overall planning balance, the proposal clearly supports the grant of planning permission.

Economic Objective

- 5.5 The NPPF paragraph 8(a) highlights the need to make the efficient use of land, finding the 'right land in the right places.' The application Site utilises a large tract of redundant developed land within an area of high housing demand and a limited level of supply. Marketing of the Site demonstrated that there is no demand for the Site to be used for employment or agricultural purposes. Employment opportunities will be created through the construction of the homes and the long term maintenance of the development. The application is firmly aligned with the economic objective of sustainable development and will support economic growth in the district through the provision of new homes in a sustainable location on the settlement edge.
- 5.6 Economic benefits will also include the CIL and Section 106 contributions required to mitigate the impact of the development on existing infrastructure.
- 5.7 In accordance with this, the development supports the economic objective of sustainable development.

Social Objective

- 5.8 The NPPF paragraph 8(b) outlines the need to support communities by ensuring that a sufficient number and range of homes are available. The provision of 150 dwellings of a mix of tenures, sizes and types will provide much needed affordable and market housing that will meet local needs.
- 5.9 The NPPF paragraph 8(b) also states that policy and decisions should support a well-designed and safe environments with accessible services and open spaces that reflect the health, social and cultural needs of the community. The proposed new pedestrian links and substantial provision of new public open space will encourage walking and cycling by future occupiers. This not only provides environmental benefits, potentially reducing reliance on private cars, but also health and wellbeing benefits from a social sustainability perspective.
- 5.10 The provision of dedicated land to the Community Land Trust will ensure that the community can deliver development to meet their needs. This could be in the form of affordable new homes or a new community space.
- 5.11 In accordance with this, the development supports the social objective of sustainable development.

Environmental Objective

- 5.12 The NPPF paragraph 8(c) emphasises the need to protect and enhance the natural environment, mitigating climate change, contribute to a low carbon economy and make effective use of land.
- 5.13 The proposal enables a much more efficient use of land, while open amenity green space, habitat creation, street trees and boundary planting on site offers opportunity for net gain in biodiversity and carbon sequestration.
- 5.14 The proposed development will utilise modern, sustainable materials, ensuring that the new homes are as efficient as possible with regards to the use of natural resources.
- 5.15 The Energy and Sustainability Strategy for the development prepared details how sustainability lies at the heart of the proposed application and has been considered from the outset, including the provision of measures which maximise water and resource efficiency, provision of renewable and low carbon technology as part of the energy strategy, the use of recycled, responsibly sourced and sustainably manufactured building materials, provision of EV charging infrastructure and provision of SUDS focused drainage and flood risk strategy.
- 5.16 In accordance with this, the development supports the environmental objective of sustainable development

Planning Balance Assessment

- 5.17 As set out in section 3 of this Planning Statement Addendum, HDC is unable to demonstrate a five year supply of deliverable housing sites. NPPF Paragraph 11(d) is engaged and the application should be approved unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits of the development or the application of policies in the framework that protect areas of particular importance (as per NPPF Footnote 7) lead to a strong reason for refusal.

Harms

- 5.18 The Applicant acknowledges that the Site does not form part of the spatial strategy set out within the HDPF and is not allocated for development. Thus, there is a conflict with HDPF Policies 2, 3, 4 and 26. It is also noted that Policy 3 of the Thakeham Neighbourhood Plan (TNP) sets out specific

uses for the Site should the production of mushroom use be discontinued and that residential use is not included within this. As such, there is a conflict with this policy also.

- 5.19 The weight that can be given to the conflict with the policies set out above is significantly reduced for the following reasons:
- HDC is not able to demonstrate a sufficient supply of housing land, consequently NPPF paragraph 11d is engaged and weight afforded to policy related to housing delivery is reduced;
 - HDC has prepared the SDPAN which seeks to guide development in light of the Council's housing position. The SDPAN expands HDPF Policy 4 to allow sites that are not allocated to come forward where they adjoin the BUAB. The development accords with the requirements of the SDPAN.
 - TNP was made over 5 years ago. Consequently NPPF paragraph 14 is applicable and paragraph 11d can be engaged. Thus policies that relate to housing delivery have reduced weight.
 - A marketing exercise was carried out and no suitable / viable offers were received in relation to the uses contained within TNP Policy 3. As such, the likelihood of these uses being delivered is minimal. Without intervention, the site will continue to fall into disrepair and become increasingly unsafe.
 - The EHLP Main Modification extends the BUAB to include the Application Site. As such weight can be afforded to HDC's presumption to support planning applications within the BUAB where they do not affect the nature and characteristics of the settlement in accordance with HDPF Policy 3 and EHLP Policy 2.
- 5.20 Taking the foregoing into account, the development proposal does result in some limited harm as a result of conflict with the adopted development plan.
- 5.21 It is notable that HDC considered the Appeal Scheme conflicted with HDPF policy 40 relating to Sustainable Transport in respect of the scale and quantum of the development relating to a small village. The new proposals, have significantly reduced the quantum of development and provided an updated sustainable transport proposal that is appropriate for the rural location of the village. This includes the delivery of traffic calming measures in the village creating safer permeability to services and facilities in the village.
- 5.22 As a result, the development proposal does not result in any significant harms or material considerations that should prohibit development. Nor does the proposal affect any of the assets listed at NPPF Footnote 7. In accordance with NPPF paragraph 11(d), planning permission should be granted.

Planning Benefits

5.23 The benefits weighing in favour for the development are set out in Table 5.1 below:

Table 5-1 Planning Benefits

Benefit	Weight
Housing Provision The Application makes effective use of land to provide 150 homes in an area of high housing demand, within a Local Planning Authority with a significant shortfall in housing land supply. Bellway has a strong track record for the delivery of housing nationally and can support Horsham's housing shortfall within the immediate future.	Substantial
Affordable Housing Provision: The scheme will deliver 37 affordable rent homes and 16 shared ownership homes, which will ensure that residents will have the opportunity to get onto the housing ladder. Over the last five years the average number of new build affordable homes that have been delivered in the HDC is around 150 units per year. The scheme will help make a significant contribution to this supply and help families on the Council's waiting list.	Substantial
Redevelopment of Mushroom Factory: The Application Proposal represents an efficient and sustainable use of a previously developed Site. Its redevelopment will significantly improve the visual quality of the area. The Site in its current condition is derelict, unsafe, and frequently associated with antisocial behaviour and criminal activity. Bringing the Site back into active use will address these longstanding issues, enhance public safety, and positively contribute to the character and appearance of the surrounding environment.	Substantial
New public open space: The Application will provide 18.78 ha of public open space. It creates a network of open spaces, providing a range of public open spaces to address an identified deficit locally and support a range of activities and overall improve wellbeing of residents. The proposal will result in an overprovision of 17.11 ha in open space and assist in reducing the identified open space deficit in Thakeham. Moreover, the open space proposal align with TPC vision for the area and transfer the land to them for the ongoing maintenance, management and evolution to meet the needs of the community over a lifetime.	Substantial
Community Land Trust: Land will be set aside and transferred to the Community Land Trust to be used in a manner that delivers long-term benefit to the local community. This could include the provision of affordable housing, a community retail space or other community use.	Significant
Sustainable Transport Strategy: Provision will be made for, and contributions secured towards, the delivery of a range of sustainable transport improvements. This will include the creation of a Mobility Hub in a prominent location close to Storrington Road and the existing bus stop. The Mobility Hub will offer a range of sustainable transport facilities, including electric bike hire, a car-club parking space and delivery lockers. In addition, Bellway will delivery the traffic-calming measures within the	Significant

Benefit	Weight
village, which will enhance overall permeability and support safer, slower vehicle movements throughout the wider settlement.	
Economic Benefit: Bellway will be making appropriate financial contributions to the local community in addition to the new housing, through the Community Infrastructure Levy and a Section 106 Legal Agreement, which will provide funding for local projects and support community infrastructure in Thakeham, Abingworth and the wider area.	Moderate
Biodiversity Net Gain: The Application Proposal will achieve Biodiversity Net Gain and uplift in Trees across the Site.	Moderate
Energy Efficient Homes: Provision of Energy Efficient Housing supporting HDCs climate change goals.	Moderate
Contamination: The scheme addresses identified land contamination and geotechnical issues associated with the site in its present form.	Moderate

Conclusion

5.24 This Planning Statement Addendum 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.**”*

5.25 The proposal incorporates significant amendments to the Appeal Scheme and has been developed to ensure that the Reasons for Refusal and concerns relating to Scale, Sustainability and Flood Risk are effectively addressed.

- **Scale:** The scheme has been substantially reduced from 247 dwellings to 150 dwellings this represents a significant reduction of 97 homes (39%). The homes are all proposed to be 2 storeys in keeping with the wider established character of the village. The proposal has removed all apartment and local centre blocks.
- **Sustainability:** A mobility hub will be provided within an easily accessible location providing a range of sustainable transport options suitable for the rural area which include the electric bike hire and a car club space. Additional traffic calming measures will be delivered on Storrington Road creating safer pedestrian routes. Land will be handed to the community land trust to enable development of a building to meet local community needs. This is likely to be delivered as affordable housing for the community.
- **Flood Risk:** The submitted Flood Risk Assessment and Drainage Strategy sets out how the proposal will remain safe from current and future surface water flood risk for the lifetime of the development. As such a Sequential Test is not required.

5.26 The proposal will bring a significant range of benefits and improvements to Thakeham as detailed within Table 5.1 and including but not limited to the following

- Provision of substantial new public open space;

- Removal of existing derelict buildings;
 - Provision of dedicated flexible plot of land to the Community Land Trust
- 5.27 Extensive technical documents and reports have been prepared and updated in relation to the amended proposals where required. The application package demonstrates the development of the site is generally compliant with the technical policies within the NPPF, HDPF and TNP.
- 5.28 The drawing package and supporting Design and Access Statement demonstrate that the development proposal will result in a high-quality residential-led development, which provides multiple social, environmental and economic benefits for the area.
- 5.29 HDC has published the SDPAN in light of the district's limited housing land supply and recognises that the council are likely to receive applications on unallocated sites outside of defined settlement boundary. The SDPAN is a material consideration within the decision making process and outlines the key criteria to determine these applications, based upon the principles detailed within policy 4 of the HDPF. We have established that the proposal complies with this criteria.
- 5.30 The tilted balance set out in paragraph 11 of the NPPF is engaged. The revised scheme includes several benefits including a reduction in the number of dwellings proposed, a significantly enhanced area of public open space, the provision of land for the Community Land Trust, and a design approach that is more reflective of the character and appearance of the village. In particular, the revised open space proposals will deliver substantial benefits to the local community. The scheme will not only transform the existing deficit in open space provision within Thakeham into a surplus, ensuring that sufficient open space is available to meet the current and future needs of the village, but will also secure the long-term stewardship of the land by the TPC. This will provide opportunities for the open space to be managed and enhanced in a manner that responds directly to the needs and aspirations of the local community. Taken together, these benefits represent a significant enhancement over the previous scheme and provide clear justification for the proposal in the overall planning balance.
- 5.31 If approved, the development will commence as soon as practically possible (in accordance with any planning conditions) and will help meet the housing needs of the area and provide key community benefits in the immediate future. The proposal generally accords with the policies within the NPPF, HDPF and the TNP. There are no harms that would significantly or demonstrably outweigh the benefits associated with the development and there is not strong reason for refusal when considering the application against the areas within the NPPF (footnote 7). Thus, in accordance with NPPF paragraph 11, the application should be approved.

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