Planning Statement (incorporating Affordable Housing Statement and Statement of Community Involvement)

Land West of Smock Alley, West Chiltington

Castle Properties (Southern) Limited

Prepared by:

SLR Consulting Limited

Mountbatten House, 1 Grosvenor Square,
Southampton SO15 2JU

SLR Project No.: 433.000037.00002

11 October 2024

Revision: 00

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
00	11 October 2024	AM	CAL	CAL

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Castle Properties (Southern) Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

Table of Contents

1.0 INTRODUCTION…….. 1
2.0 THE SITE AND SURROUNDINGS……..…..4
3.0 PLANNING HISTORY……..7
4.0 THE PROPOSED DEVELOPMENT…….11
5.0 RELEVANT PLANNING POLICY……..13
6.0 SUMMARY OF KEY PLANNING CONSIDERATIONS……..…23
7.0 STATEMENT OF COMMUNITY INVOLVEMENT……..…36
8.0 HEADS OF TERMS…….37
9.0 SUMMARY AND PLANNING BALANCE ……38

List of Figures

Figure 1: Extract from Site Plan [17311-P101-H]……1
Figure 2: Extract from Site Location Plan [17311-S101-B]……5

List of Tables

Table 1: Planning History ……7
Table 2: Housing Mix……29

1.0 Introduction

1.1 SLR Consulting has been instructed by the applicant Castle Properties (Southern) Limited to prepare a Planning Statement in support of the submission of a full planning application to Horsham District Council (HDC) for the construction of a development of 14no. new 2-, 3-, and 4-bedroom homes with associated access, vehicle parking, public open space, landscaping and a borehole on land to the West of Smock Alley, in West Chiltington.

1.2 The proposal is being submitted for approval in full and is a re-submission of a previous scheme (reference DC/21/2007) which was refused by the Council on 25 April 2024. We understand the Council accepts that it cannot defend the previous reasons for refusal, which was refused by the Committee against officer advice. Therefore, although those reasons cannot be substantiated, we have sought to offer reassurance on the points made as we are keen to work with the Council to find a local decision.

1.3 The quantum of units, scale, design and layout of the proposed development has not changed from the scheme assessed by the Council under DC/21/2007. A scheme of 14no. homes is proposed, as shown in the extract from the submitted Site Plan, below:

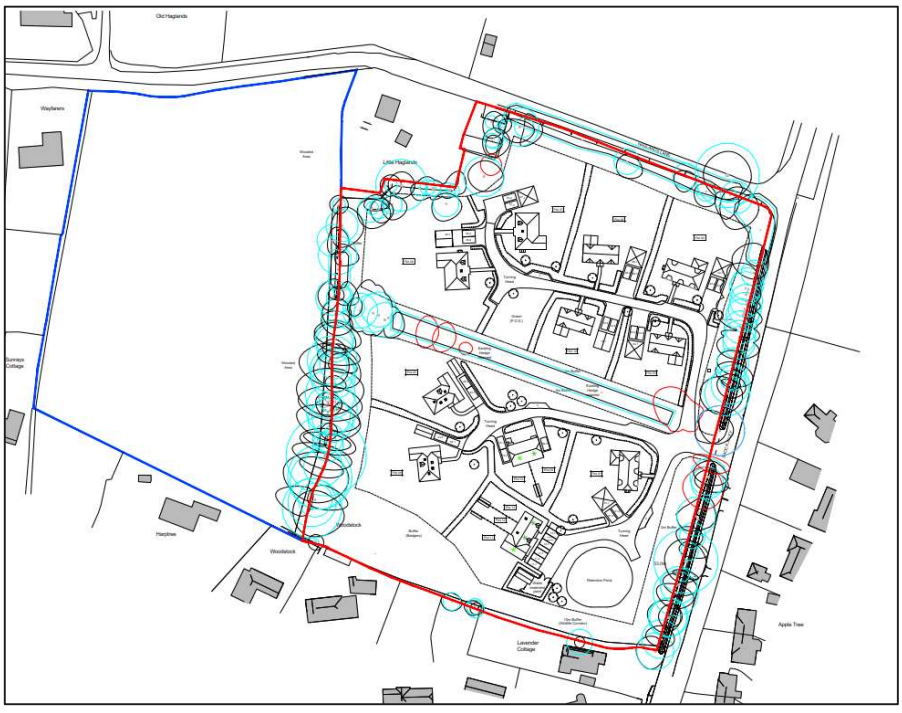


Figure 1: Extract from Site Plan [17311-P101-H]

1.4 This Planning Statement presents an analysis of the application site and surrounding area and sets out the relevant planning history and planning policy context. The Statement explains why the proposed development is appropriate, having regard to the key planning policy, as well as technical and environmental considerations.

1.5 At Section 8 of this statement, draft s106 Heads of Terms are included setting out anticipated headings for the necessary s106 agreement. A draft s106 agreement has been submitted alongside this application. The final section of this statement (Section 9) provides a summary alongside the planning balance to demonstrate that the proposals are acceptable having regard to local and national policy; and why therefore the application should be approved.

1.6 This Planning Statement is supported by, and should be read in conjunction with, a suite of supporting plans, reports and technical documents, as set out below:

Reports

- Covering Letter
- Application Forms and CIL Form
- Design and Access Statement (by OSP Architecture, August 2021)
- Schedule of Accommodation (by OSP)
- Transport Statement (by Motion)
- Access Report and Stage 1 RSA (by Gateway TSP)
- GG119 RSA Response (dated 11.8.22)
- Landscape and Visual Appraisal Addendum (by SUSTAIN)
- Landscape Management and Maintenance Report (by LVIA Ltd)
- Arboricultural Assessment and Method Statement (by Mark Welby)
- Archaeological and Heritage Appraisal (by BSA Heritage)
- BNG Assessment August 2023 (by LUC)
- BNG Metric Calculation (2023)
- Ecological Appraisal (by LUC)
- Ecological Addendum (by LUC)
- Bat Activity Survey Results (by LUC)
- FRA and Drainage Strategy (by Motion)
- Water Neutrality Statement (by Water Environment Ltd)

- Water Neutrality Details (by Nicholls)
- Water Neutrality Letter (by Stephen Buss)
- Water Efficiency Calculator
- Borehole Feasibility Assessment (by Stephen Buss)
- MEMO: Impact Forecast for Pump Station (by Stephen Buss)
- MEMO: Water Abstraction (by Stephen Buss)
- H20geo Comments (dated 22.3.24)
- BHAS Certificate (by B.A Hydro Solutions)
- Sustainability and Energy Statement (by Bluesky Unlimited)
- Air Quality Assessment (by RSK)
- Utilities Statement (by Motion)

Plans

- Location Plan (by OSP Architecture)
- Site Layout Plan (by OSP Architecture)
- Site Plan (by OSP Architecture)
- Contour and Levels Plan (by OSP Architecture)
- Access Arrangement Plan (Revision A) (by Motion)
- Soft Landscape Proposals (by LVIA Ltd)
- Landscape Management and Maintenance Plan (by LVIA Ltd)
- Proposed Floor and Elevation Plans (Plots 1-14)
- Proposed Floor and Elevation Plans (Garages)
- Proposed Floor and Elevation Plans (Water Treatment Plant)
- Existing Site Survey (by OSP Architecture)
- Topo Survey Plans (by Siteline)
- Street Scenes (by OSP Architecture)
- Tree Survey (by Mark Welby)

2.0 The Site and Surroundings

Site Location

2.1 The site is 1.3ha in size and is situated on the north-eastern edge of West Chiltington Common and currently benefits from existing pedestrian and vehicular access from Smock Alley via a gate situated in the site's north-eastern corner.

2.2 The site currently consists of sloping, grassed fields and is divided into two parcels by a mature hedgerow running east to west. The site boundaries are formed by existing trees and hedgerows, with a large dense patch of trees along the west, providing a strong verdant edge to the site. There are also mature trees along the eastern and northern boundaries of the site.

2.3 The site is located within Flood Zone 1 where the risk of flooding from rivers or the sea is very low.

2.4 A Grade II listed building known as 'Old Haglands' is located to the northwest of the site opposite Haglands Copse.

2.5 The site is located 7.9km from The Mens Nature Reserve and Ebernoe Common Nature Reserve, which are both classed as Special Areas of Conservation (SACs).

The site lies within the Wider Conservation Area for the SACs, and within the 'bat sustenance zone' where one of the qualifying features is Barbastelle Bats.

2.6 The site is outlined in red in Figure 1 below, with the extent of land within the appellant's control outlined in blue.

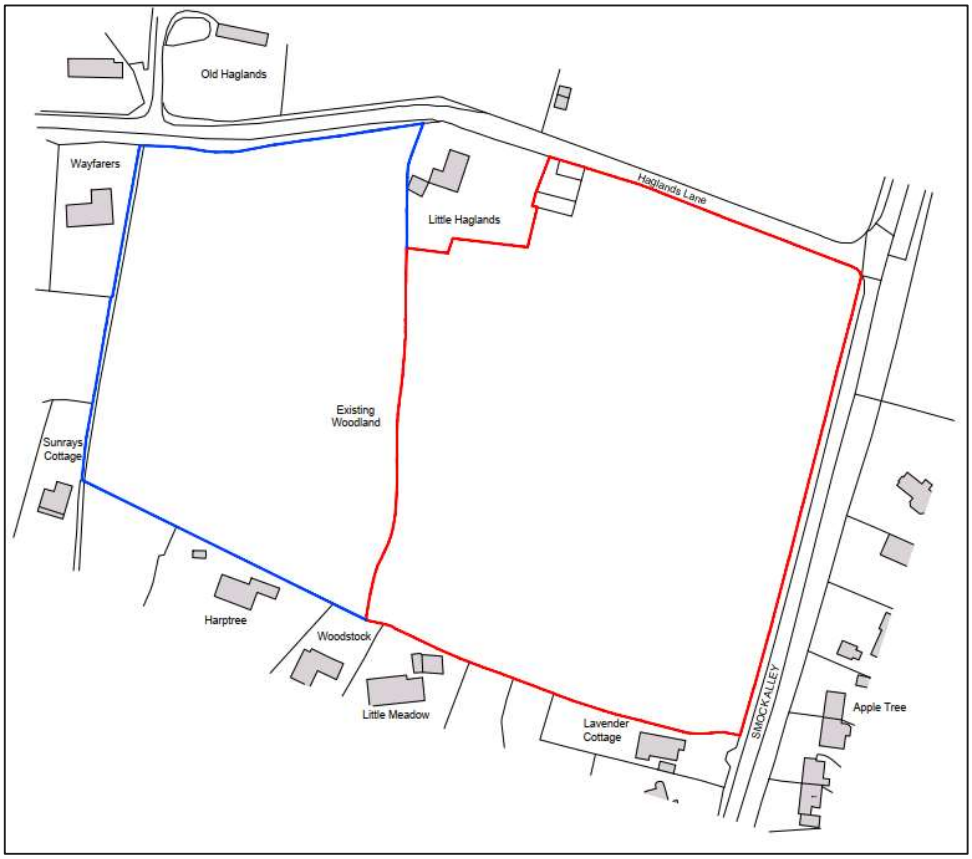


Figure 2: Extract from Site Location Plan [17311-S101-B]

Site Description

2.7 The site has strong defensible boundaries consisting of Smock Alley to the east and Haglands Lane to the north, both of which have hedging and are tree lined. Adjacent to the southern boundary and across the road to the eastern boundary is existing residential development. Each boundary contains strong existing planting including several mature trees. Little Haglands (a Grade II listed dwelling) lies immediately to the north-west of the site, therefore the site has residential development on all sides.

2.8 The surrounding area is defined predominantly by 2-storey large detached or semi-detached houses set within generous sized plots. The overall character of the immediate vicinity is one of urban fringe with large amounts of planting and

hedgerows throughout which creates a verdant residential appearance and feel towards the site's immediate surrounds.

2.9 To the north of the site is West Chiltington Village, a semi-rural village that contains dwellings of architectural merit and typical of the wider local character.

2.10 The site is well served by various local services and facilities including a post office, a local shop, and a public house. Pulborough Railway Station is approximately 5.6 kilometres from the site which provides direct access south to Chichester and Portsmouth, and north to Gatwick Airport and London; where further services, facilities and employment opportunities can be accessed.

2.11 Multiple bus services can be accessed within West Chiltington Common, providing access to Worthing, Horsham, Storrington and Chichester. Billingshurst railway station is also located within 10km of the site.

2.12 Overall, the site is located in a socially and environmentally sustainable location with convenient access to a range of facilities and services to serve incoming residents; and is suitable for residential development owing to it being surrounded by a residential character.

3.0 Planning History

3.1 The site's planning history of most relevance to this application is summarised in the table below. Further detail is provided in the following sections.

Council Reference Number	Description	LPA Decision	Appeal
DC/14/2248	Outline planning application for the development of 21 dwellings (13 market and 8 affordable) with access from Smock Alley, vehicle parking, public open space (including balancing pond and 1.5 hectares of woodland), wildlife corridors, landscaping and upgrading of public footpath to village centre	Application refused 25/03/2015	APP/Z3825/W/15/3022944 Appeal dismissed 10/12/2015
DC/15/1389	Outline planning application for up to 19 dwellings with access from Smock Alley, landscaping, parking, public open space and a new public footpath link.	Application refused 17/09/2015	APP/Z3825/W/16/3146231 Appeal dismissed 02/11/2016
DC/21/2007	Erection of 14 no. 2, 3 and 4 bedroom dwellings, including 4 bungalows with access from Smock Alley, vehicle parking, public open space, landscaping and borehole.	Application refused 25/04/2024	APP/Z3825/W/24/3349208 Appeal Withdrawn 10/10/2024

Table 1: Planning History

DC/14/2248

3.2 In 2014 outline permission was sought for the development of 21 dwellings. Officer's recommended that planning permission be delegated for approval (subject to the signing of a s106 Legal Agreement), however following Planning Committee, the outline application was refused, and a subsequent appeal was dismissed.

3.3 The Inspector found that whilst the appeal proposal did not conflict with the overarching spatial strategy of the HDPF; the layout conflicted with the relevant HDPF policies (notably Policy 25: maintaining settlement separation) and the proposal therefore conflicted with the development plan as a whole. The Inspector

did not consider that this conflict would be outweighed by the (then) shortfall in five-year housing land supply, and consequently the appeal was dismissed.

DC/15/1389

3.4 Following the refusal of DC/14/2248, in 2015 outline permission was sought for a reduced development of 19 dwellings. The outline permission was again refused by the Council, and a subsequent appeal was dismissed. The Inspector concluded that the proposal was in conflict with the spatial strategy of the (then newly adopted) HDPF. The Inspector did however note very clearly in the appeal decision at Paragraph 32 that the proposal would not be inconflist with the relevant parts of Policies 25 and 27, and would have no significant impact on the coalescence of settlements or loss of settlement separation (see extract below – bold and underlined for emphasis):

"Policy 3, which identified the settlement hierarchy includes West Chiltington Village and Common as a medium village in this hierarchy, but as one settlement. Whilst there are two distinct built-up area boundaries around the two areas, creating distinct physical elements in policy terms they are treated in the plan as one settlement. In that sense while it would appear that there may be development outside a built-up area boundary on the side of the village closest to the common and therefore in the gap between them, ***this is between two built-up area boundaries and not between two settlements.*** *Had the policy meant to ensure separation between built-up area boundaries it should have sought to use the same terminology. In policy terms therefore* ***I find that the proposal does not conflict with policy 27 which seeks to prevent coalescence of settlements nor that part of policy 25 in respect of maintaining settlement separation as a matter of policy".***

[APP/Z3825/W/16/3146231 - Paragraph 32]

DC/21/2007

3.5 The most recent application on the site (DC/21/2007) was submitted to the Council in September 2021 and proposed a reduced scheme of 14 units across two fields (representing an increased site are of 2.47ha).

3.6 This scheme sought to address the previous concerns of the Council and the Inspectorate by addressing matters relating to the principle of development, the need for additional housing, and design.

3.7 A key difference between the most recent scheme and its predecessors (the 2014 and 2015 applications) is that given the age of the 2015 HDPF at the time of determination, relevant policies of the development plan that relate to the delivery of housing were no longer considered "up to date". This meant that the Council could not demonstrate a full 5-year supply of deliverable housing sites as required by the NPPF (with the latest figures at the time showing a 2.9-year supply at best).

3.8 In addition, the site had also been allocated in the emerging Horsham Local Plan at draft Policy HA21 (site WCH2) for residential development of 15 homes; and within the draft West Chiltington Neighbourhood Plan (draft Policy H2, Site 2).

3.9 This shift in policy position led to the view of the applicant that the principle of development was now acceptable. This coupled with the increase in site area and decrease in housing units meant that the scheme had a significantly reduced density, which allowed for associated improvements in the design and layout of the scheme.

3.10 Despite this changing policy context and improved site design, application DC/21/2007 was refused against Officer recommendation by Members of the Planning Committee for the following reason:

1. 'The site by reason of its location, limited accessibility to sustainable modes of transport, distance to local services and reliance on the private motor car is considered to be unsustainable and does not therefore accord with the presumption of sustainable development. The development also results in coalescence between West Chiltington Village and West Chiltington Common and detrimentally impacts on wildlife. The proposal is therefore contrary to Policies 27, 31 and 40 if the

Horsham District Planning Framework 2015 and paragraphs 114, 116 and 180 of the NPPF'.

3.11 An appeal against this decision was lodged by the applicant but withdrawn in October 2024. The appeal was withdrawn following the Council advising the Planning Inspectorate that it would not be defending the reasons for refusal. The current application is a direct re-submission of DC/21/2007, whereby it is hoped that having received new professional and legal advice, both Officers and Members of the Committee will be in a position to consider the proposals positively and grant permission and avoid the need for an appeal and award of costs.

4.0 The Proposed Development

4.1 Following the refusal of DC/21/2007 in April 2024, full Planning Permission is sought again for the residential development of the site together with associated landscaping, parking and access, at Land West of Smock Alley, Haglands Lane, West Chiltington. The description of the development is as follows:

'Erection of 14 no. 2,3 and 4-bedroom dwellings, including 4 bungalows with access from Smock Alley, vehicle parking, public open space, landscaping and a borehole'.

4.2 As before, access to the site will be from a new central vehicular access point from Smock Alley.

4.3 As shown in the accompanying drawings, the proposed dwellings have been located around a layout that responds positively to the surrounding locality through the careful consideration of scale, form and design. Each dwelling is generously set back from the site's boundaries and adjacent residential development.

4.4 Existing planting is retained and enhanced to ensure a strong buffer is provided around the site and forms a strong green feature through the middle of the site. The site itself will be softened with additional planting to provide ecological and landscape benefits (including a net gain in biodiversity value), resulting in an attractive landscaped environment for future residents to enjoy. Full details of the proposals are provided in the submitted plans.

4.5 The detailed design and layout of the scheme is the same as presented in the previous application (Ref: DC/21/2007) and has evolved from the indicative proposals presented originally (under DC/14/2248 and DC/15/1389) and in response to feedback received through ongoing discussions with HDC Officers.

4.6 The layout is landscape-led and informed by the unique rural character of the village, with houses positioned around the existing green features which will result in limited impact on the locality with an organic feel to the design and layout that means it will integrate into the village quickly.

4.7 During the course of the previous proposal, no concerns were raised by the Council (either by Officers or Members of the Planning Committee) about the quantum of

development proposed, or about the design and layout of the scheme, including the site access arrangements.

4.8 The proposal is a re-submission of a scheme that was previously refused by the Council (under reference DC/21/2007), and the quantum of units, scale, design and layout of the proposed development has not changed.

5.0 Relevant Planning Policy

5.1 This section sets out the key relevant planning policy at national and local levels. Section 6 will then discuss the principle of development, as it relates to the relevant policies and why the scheme is considered acceptable when taking account of the adopted plan, and material considerations.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The following section will first note the national polices of relevance before focusing on the local policies considered of most relevance to the consideration of the proposal for the site.

National Planning Policy Framework (NPPF, December 2023)

5.3 The most recently published National Planning Policy Framework (NPPF) was updated in December 2023 and continues to establish a presumption in favour of sustainable development. **Paragraph 2** states that the NPPF is a material consideration in planning decisions. A consultation on changes to the NPPF is currently underway, but at present whilst the proposed changes may show a direct of travel for how future planning policy might be applied, none of the proposed changes are considered to carry any weight in decision making at this time.

5.4 **Paragraph 8** confirms that there are three dimensions to sustainable development - economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality-built environment); and environmental (protecting and enhancing the natural, built and historic environment).

5.5 **Paragraph 9** confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies but also taking into account local circumstances to reflect the need and opportunities in each area.

5.6 **Paragraph 11** stresses that plans and decisions should apply a presumption in favour of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date development plan, or where there are no relevant

development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

(i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.7 **Footnote 8** of the NPPF clarifies that the presumption in favour applies in situations where the local planning authority cannot demonstrate a five-year supply (or a four-year supply where applicable, as per paragraph 226) of deliverable housing sites; or, where the housing delivery test indicated that delivery is below 75% of the requirement over the previous three years. This is currently the case in Horsham.

5.8 **Paragraph 12** states the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. If material considerations in a particular case indicate that the plan should not be followed, local planning authorities may take decisions that depart from an up-to-date development plan.

5.9 **Paragraph 14** confirms that where the presumption (at paragraph 11d) applies, the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to outweigh the benefits provided that the neighbourhood plan was made within the previous 5 years, and the plan contains policies and allocations to meet its identified needs. At present there is no made Neighbourhood Plan in West

Chiltington Neighbourhood Plan and as such the provisions of paragraph 14 do not apply.

5.10 **Paragraph 20** relates to strategic policies where it is set out that these policies should make sufficient provision for: housing (including affordable housing), employment, commercial development and infrastructure.

5.11 In terms of determining applications, **paragraph 38** of the framework states that it is a requirement for Local Planning Authorities to approach decisions in a positive and creative way. Planning Authorities should also work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, whilst seeking to approve applications for sustainable development where possible.

5.12 **Paragraph 47** reiterates the requirements set out in planning law that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. It actively encourages decisions on applications to be made as quickly as possible.

5.13 **Paragraph 55** states that planning conditions can be used to make a development acceptable, where it might otherwise be unacceptable. Paragraph 56 goes on to say that the use of conditions should be kept to a minimum and only imposed if necessary, relevant, enforceable, precise and reasonable in all respects.

5.14 **Section 5** (delivering a sufficient supply of homes) sets out clearly that the Government is committed to significantly boosting the supply of homes (paragraph 60) in order to meet local needs and help make sure that land with permission is developed without unnecessary delay.

5.15 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be reflected in planning policies, and should include

those who require affordable housing, older people, people with disabilities, travellers, and people wishing to build their own homes.

5.16 **Paragraph 70** outlines the importance of small and medium size sites in the contribution to achieving the housing requirement of an area. These sites are often built out quicker and have less infrastructure requirements and associated risk.

5.17 **Paragraph 77** requires local planning authorities that do not have an adopted plan that is less than 5 years old to identify an annual supply of deliverable sites sufficient to provide a minimum of 5 years' worth of housing calculated against the latest local housing needs figure (or a minimum of 4 years of housing if provisions of paragraph 226 apply). The latest figures for Horsham indicate that the district has (at best) a 2.9-year supply of housing. As such, the Horsham district has neither a 4 nor a 5-year housing supply at this current time.

5.18 **Section 8** seeks to promote healthy and safe communities, with Paragraph 102 highlighting the importance of providing access to a range of high-quality open spaces and opportunities for sport and physical activity in order to promote the health and wellbeing of communities.

5.19 **Section 9** supports the provision of sustainable modes of transport, with Paragraph 108 stating that transport issues should be considered from the earliest stages of plan making so that opportunities to promote walking, cycling and public transport use are identified and pursued.

5.20 **Paragraph 115** is clear that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be **severe** [our emphasis].

5.21 **Paragraph 116** states that new development should give priority to pedestrian and cycle movements, should facilitate access to high quality public transport, should address the needs of people with reduced mobility, and should be designed to create places that are safe, secure and attractive.

5.22 **Section 11** relates to making the most effective use of land to make sure that decisions meet the need for housing as effectively as possible whilst improving the environment and making safe and healthy communities. **Paragraph 128** requires decisions to support developments that make efficient use of land taking into

account the identified need for different types of housing and other forms of development as well as the importance of securing well-designed and beautiful, attractive and healthy places.

5.23 **Paragraph 82** states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

5.24 Design is covered in **Section 12**, where the Government attaches great importance to the design of the built environment. This policy emphasises that good design is an important component of sustainable development and that it should be inseparable from good planning, which should improve the quality of life in communities.

5.25 **Paragraph 131** states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.26 **Paragraph 135** states that new developments should be visually attractive due to good architecture, layout and appropriate and effective landscaping, as well as being sympathetic to local character, history, surrounding built environment and landscape setting.

5.27 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

5.28 **Section 15** covers the natural environment. **Paragraph 180** stresses the importance of protecting and safeguarding ecological networks, including national and locally designated sites of importance to biodiversity, wildlife corridors. It also promotes the conservation, restoration and enhancement of priority habitats, ecological networks and the protection of priority species. **Paragraph 180(d)** seeks for a net gain in biodiversity to be demonstrated, which accords with the requirement

set out in the Environment Act 2021 to secure a minimum of 10% biodiversity net gain.

5.29 **Paragraph 186(d)** states that developments that conserve or enhance biodiversity should be supported and that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.

Adopted Development Plan

5.30 The application site falls within the jurisdiction of Horsham District Council (HDC) where the adopted development plan comprises the Horsham District Planning Framework (HDPF 2015); the West Sussex Joint Minerals Local Plan (2018); and all made Neighbourhood Plans.

Horsham District Planning Framework

5.31 The Horsham District Planning Framework (HDPF) was adopted in November 2015. Those policies of the adopted HDPF of most importance to the application proposals are listed below.

- 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 15 – Strategic Policy: Housing Provision
- Policy 16 – Strategic Policy: Meeting Local Housing Needs
- Policy 24 – Strategic Policy: Environmental Protection
- Policy 25 – Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 – Strategic Policy: Countryside Protection
- Policy 27 – Settlement Coalescence
- Policy 30 – Protected Landscapes

- Policy 31 – Green Infrastructure and Biodiversity
- Policy 32 – Strategic Policy: The Quality of New Development
- Policy 33 – Development Principles
- Policy 34 – Cultural and Heritage Assets
- Policy 35 – Strategic Policy: Climate Change
- Policy 36 – Strategic Policy: Appropriate Energy Use
- Policy 37 – Sustainable Construction
- Policy 38 – Strategic Policy: Flooding
- Policy 39 – Strategic Policy: Infrastructure Provision
- Policy 40 – Sustainable Transport
- Policy 41 – Parking

West Sussex Joint Minerals Local Plan (2018)

5.32 The West Sussex Joint Minerals Local Plan 2018 was adopted in July 2018. The following policies are considered to be most relevant in the context of the proposal:

- Policy M9 – Safeguarding Minerals

Emerging Development Plan

Emerging Horsham District Local Plan (2023 – 40)

5.33 The emerging Horsham District Local Plan (2023 – 2040) has been through Regulation 19 consultation stage and has recently been submitted to the Planning Inspectorate for formal Examination (submitted 26 July 2024). The emerging plan

therefore holds some weight in decision making and shows a clear direction of travel for the emerging policies and allocations that the Council supports.

5.34 The application site is allocated in the emerging Local Plan at draft Policy HA21 (site WCH2) for residential development of 15 homes (see policy listed later).

5.35 The following draft policies contained with the Submission Local Plan do not hold full weight at this stage, but nevertheless are considered to be relevant in the context of the proposal and should be considered in decision making.

- Policy 1: Sustainable Development
- Policy 2: Development Hierarchy
- Policy 3: Settlement Expansion
- Policy 6: Climate Change
- Policy 7: Appropriate Energy Use
- Policy 8: Sustainable Design and Construction
- Policy 9: Water Neutrality
- Policy 10: Flooding
- Policy 11: Environmental Protection
- Policy 12: Air Quality
- Policy 13: The Natural Environment and Landscape Character
- Policy 14: Countryside Protection
- Policy 15: Settlement Coalescence
- Policy 17: Green Infrastructure and Biodiversity
- Policy 19: Development Quality
- Policy 20: Development Principles
- Policy 21: Heritage Assets and Managing Change within the Historic Environment
- Policy 23: Infrastructure Provision
- Policy 24: Sustainable Transport
- Policy 25: Parking

- Policy 27: Inclusive Communities, Health and Wellbeing
- Policy 37: Housing Provision
- Policy 38: Meeting Local Housing Needs
- Policy 39: Affordable Housing
- Policy 40: Improving Housing Standards in the District

Emerging West Chiltington Neighbourhood Plan

5.36 The draft West Chiltington Neighbourhood Plan (2021 update) has been through Regulation 14 consultation stage, but progression has been paused. The draft WCNP therefore holds only limited weight in decision making at this time, but like the Proposed Submission Local Plan, shows a direction of travel for emerging policies and allocations that the Parish Council supports.

5.37 In line with the draft allocation of the application site in the emerging Local Plan, the application site is allocated in the draft Neighbourhood Plan at draft Policy H2 (site 2) for residential development of 14 homes (see policy listed later in statement).

5.38 The following policies within the draft WCNP are considered of most relevance to this application:

- Policy H1 Spatial Strategy and Built up Area Boundaries
- Policy H2 Allocation of Land for Housing
- Policy H3 Quality of Design
- Policy H5 Housing Density
- Policy H6 Affordable Housing
- Policy EH2 Surface Water Management
- Policy EH3 Protection of Trees and Hedgerows
- Policy EH4 Renewable and Low Carbon Energy
- Policy GA3 Parking and new development

Supplementary Planning Documents

5.39 The Council has also adopted several separate Supplementary Planning Documents (SPDs) and other guidance documents which are material considerations in decision making. Those most relevant to the proposals are:

- Planning Obligations and Affordable Housing SPD (2017)
- Community Infrastructure Levy (CIL) SPD (2017)
- Revised Country Parking Standards and Transport Contributions Methodology (2020)
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)
- Biodiversity and Green Infrastructure Planning Advice Note (PAN) (2022)
- Facilitating Appropriate Development Planning Advice Note (PAN) (2022)

6.0 Summary of Key Planning Considerations

6.1 This section sets out the key planning considerations including the sustainability merits of the proposal and the economic, social and environmental benefits which the application will deliver, with regard given to the polices set out in the preceding section. This section will also detail how the proposal has addressed previous reasons for refusal.

Principle of Development

6.2 As the Local Plan (HDPF) was adopted over 5 years ago, the Council's housing target is now derived from the Government's (current) Standard Methodology rather than the adopted housing target of 800 dwellings per annum. HDC acknowledged that it is unable to demonstrate a robust five-year supply of housing as required by national policy, with the latest published position showing a 2.9-year supply of housing (AMR, January 2024).

6.3 Paragraph 11 of the framework sets out the 'Presumption in favour of sustainable development' which for decision making means either approving development proposals that accord with an up-to-date development plan without delay, or: where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:

(i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this framework taken as a whole.

6.4 The Framework directs that where the local planning authority cannot demonstrate a five-year supply of housing land, that development plan policies relevant to the supply of housing are to be considered out of date. As this is the acknowledged case on Horsham, the presumption in favour of sustainable development as set out

in paragraph 11d of the NPPF is therefore engaged and applications must be considered positively in line with the 'tilted balance'.

6.5 Whilst the Council's 5-year housing land supply position is likely to have worsened since the Latest AMR was published, we have no reason to disagree with this latest figure of 2.9 years supply which clearly shows a severe undersupply of housing against the Council's targets.

6.6 It is recognised within the Officer's Report to Committee for DC/21/2007 (paragraph 6.20) that in the context of the Council's 5-year housing supply position, the benefits that would arise from the delivery of extra housing on this site carries significantly positive weight in the determination of the proposal. This position is agreed with and applies equally to this application.

6.7 The Officer's Report for DC/21/2007 further agrees (at paragraph 6.19) that the proposal meets all criteria of the Council's Facilitating Appropriate Development (FAD) documents which in the context of the Council's 5YHLS position is intended to be used as a tool to proactively continue to deliver housing in appropriate and sustainable locations until the updated Local Plan is formally adopted. The FAD criteria echo the requirements of Policy 4 of the HDPF and directs that development proposals will be considered positively where all the criteria are met. As stated, the Officer's Report for DC/21/2007 makes it clear that all the criteria within the FAD are met and site is suitable for development. This position is agreed with, and the weight of the FAD applies equally to the determination of this application.

6.8 The Officer's Report for DC/21/2007 acknowledged that given the housing land supply position the Council finds itself in, the weight attributed to the conflict identified with Polices 4 and 26 of the HDPF is diminished. This point was not challenged by Members of the Planning Committee for DC/21/2007, and the reason given for refusal of this application did not include any reference to conflict with Policies 4 or 26. As with the previous proposal, we submit that the weight that can currently be attributed to Policies 4 and 26 is diminished, and this reduced weight must be considered in the overall planning balance.

6.9 In addition to the above, the site is a proposed allocation for residential development in both the emerging Horsham District Local Plan (Policy HA21, Site WCH2) and within the draft West Chiltington Neighbourhood Plan (Site 2). It is accepted that these draft allocations do not carry full weight in decision making at this time; but as

the Officer's Report for DC/21/2007 highlighted, the draft allocation of this site in both local level and district level policy documents indicated a clear direction of travel that the site is viewed as a suitable and sustainable location for new housing development in West Chiltington.

6.10 Given the present policy position and application of the 'tilted balance' as described above, alongside the draft allocation of this site in both the emerging Horsham District Local Plan and West Chiltington Neighbourhood Plan, it is our view that the principle of residential development of 14 units on this site is acceptable.

Site Location / Sustainability

6.11 The site is located on the north-eastern edge of West Chiltington Common which is a 'medium village' as defined in the settlement hierarchy of Policy 3 of the HDPF (and draft Policy 2 of the emerging plan). As a medium village, West Chiltington Common has access to a moderate level of services, facilities and community networks and groups, as well as access to the public transport network via several bus routes that run through the village.

6.12 By virtue of the draft allocation of the site within both the emerging Horsham District Local Plan (policy HA21, Site WCH2) and within the draft West Chiltington Neighbourhood Plan (Site 2), it is concluded that the site is judged to be sustainable for a modest development of 14 homes, as per the proposal.

Character and Appearance

6.13 The proposal provides a high-quality residential development that responds positively to the character of the semi-rural surrounds. The scheme has been designed to respond to concerns raised in relation to the original Outline proposals to ensure the size, scale and sitting of the proposed dwellings is appropriate. The carefully considered design and layout of the built form, combined with the extensive landscaping would mean that the semi-rural character of the locality will be preserved whilst creating an attractive scheme that effectively relates to its surroundings. This complies with the requirements of Policies 32 and 33 of the HDPF, as well as the policy requirements and aspirations for this site as described in the emerging West Chiltington Neighbourhood Plan

6.14 Appropriate boundary treatment is proposed through the retention and enhancement of existing landscape features, and the proposal retains the existing



hedgerow that runs east-west through the site. The built form has been designed so that it is pulled back from the sites boundaries to create a strong verdant edge to the site.

6.15 As demonstrated in more detail within the accompanying Design & Access Statement, the proposed layout respects the amenity of adjacent properties. The development does not immediately adjoin existing residential properties and is screened by existing and proposed planting. Due to the site's undulating topography and mature vegetation which encloses the site; views into the site both from its immediate vicinity and wider surroundings are limited. It is considered that the scheme is not out of character with the receiving landscape and as a result will have limited impact upon the settlement separation between West Chilitington Common and West Chiltington Village. A landscape & Visual appraisal has been undertaken and is submitted alongside this application.

Settlement Coalescence

6.16 It is acknowledged that part of the reason for refusal of DC/21/2007 was that the development was believed by Committee Members to result in unacceptable settlement coalescence between West Chiltington Village and West Chiltington Common.

6.17 There has already been clear judgement by the Planning Inspector in a previous appeal decision (APP/Z3825/W/16/3146231) that development on this site would not result in the coalescence of West Chiltington Village and West Chiltington Common. The Inspector in this case notes in paragraph 32 of the appeal decision that whilst the two areas have separate built up area boundaries, they are not separate settlements (as per Policy 3 of the HDPF where they are defined as one). As such, the Inspector at the time found no conflict with Policy 27 (see paragraph 32 of the appeal decision); and since, there has been no relevant changes on the ground or in policy terms that would justify an alternative conclusion now.

6.18 Whilst the Officer's Report to Committee for DC/21/2007 recognised that the proposal has some impact on the separation distance between West Chiltington Common and West Chiltington Village; settlement coalescence was not a matter

raised within the Officer's Report and was not considered by Officer's to be a matter that would lead to any significant harm or warrant a refusal.

6.19 Policy 27 of the HDPF resists development between settlements unless it can be demonstrated that at least one of four criteria can be met. See extract of HDPF Policy 27 below:

Policy 27

Strategic Policy: Settlement Coalescence

Landscapes will be protected from development which would result in the coalescence of settlements.

Development between settlements will be resisted unless it can be demonstrated that:

1. **There is no significant reduction in the openness and 'break' between settlements.**
2. **It does not generate urbanising effects within the settlement gap, including artificial lighting, development along key road corridors, and traffic movements.**
3. **Redevelopment of existing sites that seek to reduce the existing urbanised character and appearance of an area between settlements, particularly along road corridors, will be supported.**
4. **Proposals contribute to the conservation, enhancement and amenity of the countryside, including where appropriate enhancements to the Green Infrastructure network or provide opportunities for quiet informal recreation.**

6.20 The location and nature of the application site means its accords with the first two criteria as explained below:

- The modest scale of development (14 units) and the site's well-contained nature means that there will be no significant reduction in the openness and 'break' between the settlement boundaries of West Chiltington Common and West Chiltington Village.
- The proposal will be read in the context of the existing village backdrop which already contains built form, lighting and other urbanising characteristics. The contained nature of the site coupled with the carefully designed layout and enhanced boundary screening will ensure the scheme assimilates appropriately with its immediate surrounds and has no detrimental effect on the character of the intervening settlement gap.

6.21 The overarching purpose of the settlement coalescence policy is to ensure that the separate and unique identities of the network of settlements in the district are retained, and that the sense of leaving one place and entering another is maintained. As already established, West Chiltington Common and West Chiltington Village are not separate settlements (albeit they have separate settlement boundaries), therefore coalescence between these two places in terms of the meaning within Policy 27 does not strictly apply.

6.22 It is accepted that development between the two settlement boundaries will technically reduce the physical gap between the two places as shown on the map; but in the case of the proposed scheme, the site in question is very closely related to West Chiltington Common, and well contained by natural boundary vegetation and existing roads which means there is no intervisibility between the settlement boundaries.

6.23 As such it is not considered that the development of this site will result in any harmful impact on the separate characteristics and identities of the two settlement boundaries; and the key aims of the coalescence policy (including preventing unacceptable erosion and preserving the sense of leaving one place and entering the other) are still maintained.

6.24 Further to this, it should be note that the Threals Lane appeal decision (APP/Z3825/W/16/3150965) on land opposite the site raised similar issues, and the Inspector in this case determined that no settlement coalescence between West Chiltington Common and Thakeham would occur owing to the contained nature of the site and the maintenance of a clear physical break (see paragraph 37 of the appeal decision).

6.25 In summary, it is not considered that the proposed scheme will have any detrimental impact on settlement coalescence, nor would there be any conflict with the key aims of HDPF Policy 27.

Housing Mix and Affordable Housing Statement

6.26 The proposed scheme has had regard to the aims and objectives of housing delivery and housing need within the district. The below table sets out the proposed mix of unit sizes and types of the development, demonstrating compliance with current policy, specifically Policy 16 of the HDPF. The development proposes that

5 out of the 14 units will be affordable tenure representing a policy compliant quantum of 35.7%. The proposed overall housing mix is as follows:

House Type	Unit Numbers	Percentage
Market		
4-bedroom	2	14.3%
3-bedroom	5	35.7%
2-bedroom	2	14.3%
TOTAL	9	64.3%
Affordable Rent		
2-bedroom	1	7.15%
1-bedroom	2	14.3%
Affordable (Shared Ownership)		
3-bedroom	1	7.15%
2-bedroom	1	7.15%
TOTAL	5	35.7%

Table 2: Housing Mix

6.27 Policy 16 states that the proposed mix should be appropriate to that of the site, locality, and surrounding character. It is considered that the proposed mix is suitable both in design terms and in achieving efficient use of the site. The applicant is committed to ensuring that the proposed scale and density of the development respects the surrounding locality. There is a strong justification for the proposed mix outlined above in regard to both a landscape perspective and the importance of the preservation of the semi-rural community.

6.28 The scheme has been designed with a tenure blind approach so that affordable units are undistinguishable from the market units. Castle Properties Ltd are committed to creating a well-integrated scheme that meets the needs of current and future residents.

6.29 It is noted that the Council's Housing Officer was supportive of this mix under the previous proposal, and alongside the site information plan that is submitted with this

application (which indicated where the affordable units are located within the site), we trust that the Housing Officer will reaffirm their support for the scheme.

Access and Highways

6.30 The site is situated within a sustainable location benefiting from good connections to the strategic road networks of the A24, A272 and the A29. Various bus stops are also located within a close vicinity of the site. Given the modest quantum of development, access to the site will be gained via a new priority junction onto Smock Alley. It should be noted that the proposed access is in line with the previous applications, which were approved by WSCC as the Local Highways Authority. As demonstrated within the accompanying Transport Statement, the proposed access is shown to achieve a 53.6 metre visibility splay to the north and a 55.9 meter splay to the south.

6.31 In view of the above it is reasonable to consider that the proposed development is acceptable in access and highway terms. Further details are set out in the accompanying Transport Statement which demonstrates that the proposal will not result in a significant impact on the local highways network. It is noted that the previous schemes for residential development on this site were not refused for highways reasons, and as such, it is contended that there should be no reason now for concern to be raised with regard to highways matters.

Landscaping

6.32 The scheme has been designed around a landscape framework that responds positively to the surrounding locality through the careful consideration of form and design. A Landscape and Visual Appraisal has been submitted with this application, alongside a landscape Management and Maintenance document and plan to shows how the site would be managed and maintained including the management and maintenance of landscape components and the associated maintenance works.

6.33 Under the previous proposal (DC/21/2007), the Council's Landscape Architect commented on the details of the scheme including the overall layout and provided a number of detailed comments which were all subsequently addressed to the satisfaction of Officers. The scheme as proposed now has not changed since being

assessed previously by the Council's Landscape team, and as such, we trust that the scheme is considered to be acceptable in landscape terms.

Ecology and Biodiversity Net Gain (BNG)

6.34 The Biodiversity Net Gain Assessment and Calculations submitted with the planning application set out how the proposals ensure the retention of habitat where possible with considerable enhancement.

6.35 Overall, the current proposal results in a 29.7% increase in habitat units, and a 21.8% increase in hedgerow units; which demonstrates a significant biodiversity net improvement when compared to the existing scrub field. Likewise, the Ecology Appraisal submitted with the planning application clearly sets out how the existing semi-improved grassland habitat is of poor quality and of low ecological value. The site will be enhanced with wildlife-friendly planting to increase the number of insects and biodiversity across the site and improve foraging opportunities for bats and birds. Landscaping has also been carefully selected to improve biodiversity with considerable number of native trees chosen resulting in a significant net gain in trees on site.

6.36 Ecology surveys required to support the application were updated in Summer 2023, so represent an up-to-date assessment of the ecology matters on site. The surveys undertaken included bats [redacted]

Bats

6.37 The site is located within the 12km wider conservation area for The Mens SAC, which includes Barbastelle bats as its qualifying feature. Various bat species were recorded during the surveys, but no Barbastelle bats were detected. Despite this, a potential for habitat fragmentation from light spill was screened in as a potential adverse effect, so a HRA Stage 2 Appropriate Assessment is likely to be required to be undertaken by the Council.

6.38 Mitigation is proposed as part of the development (as recommended in the Ecological Appraisal Addendum (LUC, August 2023) as follows:

- The implementation of an ecologically sensitive lighting scheme which specifies that

- lighting should comply with Bat Conservation Trust and the Institution of Lighting
- Professionals.
- The planting of 39 native and non-native trees.
- Retention of all of the hedgerows within the site, including the central hedgerow, and the
- scrub and broadleaved woodland edge with mature trees.
- Retention of 10m wide buffer areas of scrub on the southern and western boundary of the
- southern field.
- The installation of integrated bat tubes or bat boxes in three of the new dwellings.
- The implementation of a SuDS feature into the landscaping.

Badgers

6.39 The proposed re-location of the identified badger sett was previously accepted by the Council's Ecologist subject to the application of a badger mitigation licence which will be in place. Natural England was also consulted on the previous assessment and no objection was raised. As such, whilst a badger sett is present on site, the mitigation / re-location strategy proposed has previously been accepted by the technical experts at Natural England and by the Council's own Ecologist, and as such, it is considered therefore that there would be no harm to this species.

Reptiles

6.40 The Council's Ecologist previously agreed that the implementation of the proposed Reptile Mitigation Scheme will provide the level of certainty needed to ensure that there are no adverse impacts on protected reptile species. The same mitigation scheme is proposed as part of the current proposal, and therefore it is proposed that implementation of the Reptile Mitigation Scheme is secured by condition.

Dormouse

6.41 The Council's Ecologist previously confirmed that while the species rich hedgerows within the site provides suitable habitat for Hazel Dormouse, the habitat connectivity

on the eastern boundary hedgerow is limited, the southern boundary comprises unsuitable habitat, and the woodland is of low suitability for this species. The Ecologist previously accepted the recommendation in the Ecological Appraisal Addendum (LUC, August 2023) that Hazel Dormouse is unlikely to be present on site, and no further surveys for this species were required. Given the site circumstances have not changed and the recommendations in the Ecological Appraisal remain the same, it is considered that subject to a condition to secure these recommendations, there will be no harm Hazel Dormouse as a result of the scheme.

Summary

6.42 We note that under DC/21/2007 the Council's Ecological consultant (Place Services) recommended the application for approval, subject to recommended conditions. Natural England also raised no objection to the scheme in response to the Council's previous Appropriate Assessment. We support the previous conclusions from the Council's Ecologist and NE, and given the details of the scheme have not changed since the previous proposal, we trust that subject to conditions, the Ecology recommendation will be to approve.

Flood Risk and Drainage

6.43 The application is accompanied by a Flood Risk Assessment and Drainage Strategy prepared by Motion. The existing site is an open greenfield site with vegetated boundaries, hedgerows and a wooded area to the west. The site lies within a Flood Zone 1 and is at very low risk of surface water flooding.

6.44 Post-development surface water will be managed through sustainable drainage systems as described in the Drainage Strategy. The SuDS feature will also attenuate and discharge surface water via infiltration.

6.45 Overall, the completion of the development will not increase flood risk on or off the site. The discharge of surface water has been considered within the proposed drainage strategy and will not form an impediment to the progress of this development.

Water Neutrality

6.46 The water neutrality strategy for the site is unchanged from the scheme previously proposed under DC/21/2007 and is for water to be abstracted directly from an on-site borehole and treated on site to serve the proposed dwellings which require 3,834 litres of water per day. The accompanying Water Neutrality Statement, Borehole Feasibility Report and other details demonstrate that abstraction from a borehole is achievable and yields sufficient quantum of treatable water (up to 20,000 litres per day). The reports also demonstrate that the borehole is sunk into the Hythe Formation aquifer that is geologically and hydrologically separate from the aquifer that serves the Hardham facility.

6.47 The Officer's Report to Committee for DC?21/2007 accepted that the proposed water neutrality strategy for the site is acceptable, and subject to conditions which we accept, the Report notes that no objection was received from the EA, Natural England, or the Council's own Environmental Health team.

Heritage and Archaeology

6.48 The submitted heritage report demonstrates that the proposals will not result in harm to any nearby listed buildings or archaeology of the area and therefore is suitable from this perspective. The Officers Report to Committee for DC/21/2007 agreed this position, and as such, no harm is likely to affect nearby heritage assets as a result of the development.

Air Quality

6.49 The site is not located within or nearby either of the district's two defined Air Quality Management Areas. Notwithstanding this, as the proposal is classed as 'major development' relevant mitigation measures are set out in the accompanying Air Quality Assessment produced by RSK and would be secured by condition. It is reasonable to conclude therefore that the scheme's impact on air quality will be minimal and can be managed appropriately.

Planning Conditions

6.50 NPPF paragraph 56 confirms that planning conditions should be kept to a minimum and only imposed were necessary and relevant to planning and the proposed development. It goes onto confirm that conditions required to be discharged prior to

commencement should be avoided unless there is clear justification. This application intentionally includes sufficient information to minimise the need for pre-commencement conditions, but where conditions are necessary, we are happy for them to be included in order to make the development acceptable to the Council.

7.0 Statement of Community Involvement

7.1 This section outlines the consultation process taken during the submission of the previous application (including two Outline applications, and the recently refused Full application) as well as those undertaken for the purpose of this full planning application submission.

7.2 When the site was first acquired, the applicant previously undertook extensive pre-application consultation, including an initial meeting with the Planning Committee of West Chiltington Parish Council on 5th August 2014 in the Parish Office at the Reading Room, Church Street, West Chiltington.

7.3 Preliminary proposals were displayed, with opportunity given to attendees to ask any questions. Members of the public were able to consider the proposal and provide feedback. The meeting was attended by members of the public. The representations made at this stage have been fully reviewed and where relevant have helped inform the preparation of this detailed submission.

7.4 Feedback obtained was categorised into the following topics of concern – overlooking, loss of trees, drainage issues, wildlife implications and highways Impact. As part of the current proposal, all the issues raised have been carefully considered and addressed. A full technical justification of these are outlined within the accompanying Design and Access Statement.

7.5 The site has also been fully consulted on as part of the three previous planning applications and appeals which has given members of the public several opportunities to contribute to the proposals, and relay comments and views.

8.0 Draft Heads of Terms

8.1 A draft s106 agreement accompanies this application and sets out how the required affordable housing units are proposed to be secured.

9.0 Summary and Planning Balance

9.1 At the heart of the NPPF is a presumption in favour of sustainable development. As set out in NPPF Paragraph 8, the planning system has three overarching objectives which are key to achieving sustainable development. These are social, economic and environmental objectives.

9.2 The proposed development would result in **social** benefits through:

- The provision of a mix of 14 dwellings in a sustainable location, to add to the much-needed housing stock in the district, representing a very substantial benefit in the context of the Council's housing supply and delivery position;
- The provision of a policy compliant level of affordable housing units; as well as a suitable mix of tenures and houses sizes to accord with identified local needs representing a very substantial benefit in the context of the pressing need for housing and poor track record of delivering affordable homes;
- Public open space provision and retention and enhancement of existing landscape features for the enjoyment of incoming and existing residents, as well as private outdoor amenity space for each dwelling; and
- A sustainable location with access to a range of services and facilities, with convenient connections to the wider strategic highways network.

9.3 The proposed development would result in **economic** benefits through:

- The generation of employment related to construction;
- New Homes Bonus payments and CIL receipts; and
- Contributions to the local economy by future residents.

9.4 The proposed development would result in **environmental** benefits through:

- Existing mature planting along the boundaries to be retained and enhanced, in order to retain the verdant character of the site and to protect wider landscape views;
- Provision of ecological enhancement measures, including mitigation measures to prevent harm to sensitive habitats and to achieve at least 10% Biodiversity Net Gain;
- Protection from flooding for the lifetime of the development by utilising sustainable drainage systems which also provide ecological and landscape benefits;
- Careful landscape design to produce a development of the highest quality, ensuring it respects the local area; and
- Design of the homes to meet and exceed current environmental standards, including adopting a fabric first approach and the use of sustainable energy technologies including EV car charging at each dwelling.

9.5 It is therefore evident that the proposal would deliver multiple benefits, particularly the significant benefit of a mix of much needed affordable and market housing in a location that has been judged in previous applications and appeal decisions to be sustainable and suited to additional residential redevelopment.

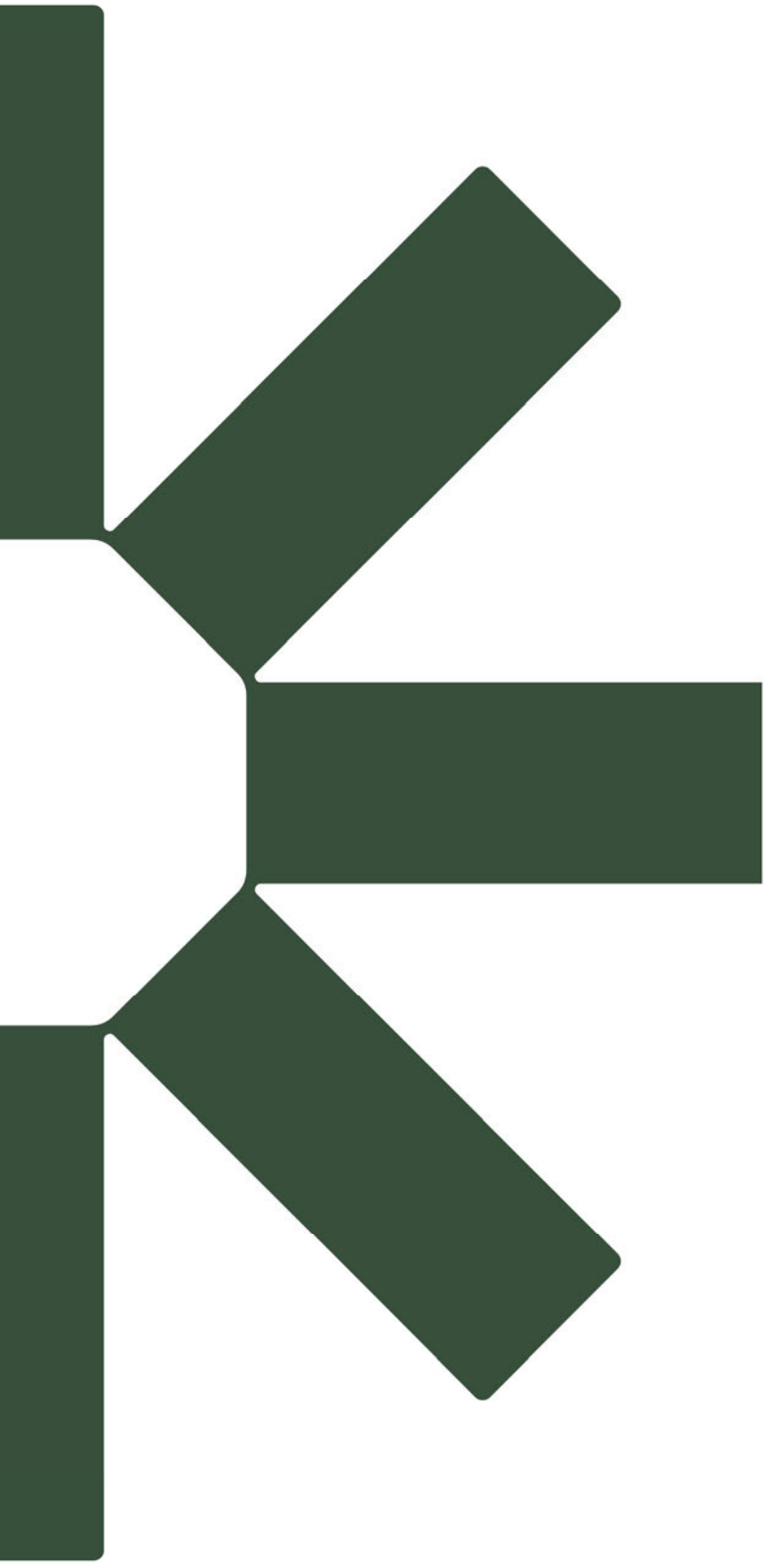
9.6 This statement has highlighted the significant benefits the proposal would offer and demonstrates that the proposed development would not result in any adverse impacts that cannot be mitigated to an acceptable level.

9.7 The confirmation by the Council that only a 2.9 year supply of housing is current being achieved demonstrates the urgent need for housing to be delivered in the district. The development proposal for 14 homes makes the most effective use of the land available whilst creating a beautifully designed place for new residents to live.

9.8 As this report has demonstrated, the benefits that would result from this development are significant, and there are no adverse impacts that would outweigh the delivery of these benefits. As such, having regard to the policies contained within



Horsham's adopted and emerging development plans, as well as direction from the NPPF and other material considerations identified; it is considered that the planning balance lies in favour of the proposal, and it is respectively requested that planning permission is granted without any further delay.



Making Sustainability Happen