Land to the East of Charlwood Drive, Henfield

Statement of Common Ground

ON BEHALF OF CROUDACE HOMES AND HORSHAM DISTRICT COUNCIL

April 2026

Contents

3
5
7
Application Process 9
11
14
17
23
9. Planning Obligations 24
25
32

Appendices

Appendix 2: Decision Notice
Appendix 4: Pre Application Covering Letter
Appendix 8: Natural England Water Neutrality Withdrawal Notice

1. Introduction

1.1 This Statement of Common Ground ("SoCG") has been prepared by Nexus Planning on behalf of Croudace Homes ("the Appellant") and Horsham District Council ("the Council"), in accordance with the Procedural Guidance issued by the Planning Inspectorate in June 2025.

1.2 The appeal is lodged against the Council's decision to refuse planning application ref: DC/24/1932 on Land to the East of Charlwood Drive, Henfield ("the Appeal Site") for:

"Development comprising up to 191 dwellings with open space, landscaping and associated infrastructure (all matters reserved except for access)" ("the Appeal Scheme").

1.3 The Council confirmed, in a Screening Opinion dated 20th September 2024 (**Appendix 1**), that the Appeal Scheme is not likely to have significant effects on the environment and, therefore, is not EIA development.

1.4 The Appeal Scheme was registered as valid on 12th December 2024. The decision notice (**Appendix 2**), dated 22nd May 2025, cites four reasons for refusal as follows:

1. *"The proposed development is located beyond a defined built-up area boundary, involving a site not allocated for development within the Horsham District Planning Framework (2015) or the Henfield Neighbourhood Plan (2017-2031). The proposed development, further, is not considered to represent an essential form of development to a countryside location, with the proposed development deemed contrary to the overarching spatial strategy of the development plan outlined at Policies 2 and 4 of the Horsham District Planning Framework (2015) and countryside protection policy contained within Policy 26 of the Horsham District Planning Framework (2015). The scheme is also contrary to the Henfield Neighbourhood Plan (Policy 1: A Spatial Plan for the Parish) in that it results in a development beyond the built area boundary and does not conform with the Horsham District Planning Framework. Notwithstanding the absence of a five-year land housing supply and the provisions of the National Planning Policy Framework, there are deemed to be no material considerations which would outweigh conflict with the above development plan policies in these regards.*
2. *Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework, its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).*
3. *The statutory Biodiversity Net Gain metric and Assessment have not been satisfactorily completed such as to provide an accurate understanding of the existing habitats baseline of the application site. It cannot, therefore, be concluded that the development proposals would prove capable of discharging the statutory Biodiversity Net Gain condition in conflict with Paragraph 009 of the relevant Planning Practice Guidance document.*
4. *The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the units required to be provided as affordable housing units or other obligations required to make the development acceptable. The proposal is therefore contrary to Policies 16, 31 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met."*

1.5 A draft Section 106 Agreement is being prepared, having regard to consultation responses from the Council and other third parties during the determination process. Heads of Terms are submitted as part of this appeal **(Appendix 3)** and both parties expect that the Section 106 to be finalised ahead of the Hearing such that the Council will not need to defend/pursue the reason for refusal number four. In the event that a suitable planning obligation is not produced, both parties reserve the right to submit/call additional evidence as may be required.

1.6 As detailed within this SoCG, RfRs 2 and 3 have been addressed since the determination of the planning application. The Council's appeal statement outlines that these RfRs are capable of being fully addressed, subject to planning obligations and the HRA process, such that the Council would not need to defend / pursue these reasons for refusal.

2. The Appeal Site and its Surroundings

Site Context

2.1 The Appeal Site is approximately 8.34 hectares and comprises a parcel of agricultural land with mature tree belts and hedgerow boundaries. It is sustainably located on the eastern edge of the built-up area boundary of Henfield, adjacent to an existing development comprising 102 dwellings (outline planning permission ref: DC/13/1266, reserved matters approval ref: DC/15/02680).

2.2 To the north and east are agricultural fields. To the west is the previously mentioned development of 102 dwellings which abuts the settlement boundary of Henfield. The Appeal Site immediately adjoins the built-up area boundary to the south. Beyond this a row of residential development, along Furners Lane, which connects Henfield to Blackstone.

2.3 There are no Public Rights of Way within or adjacent to the Appeal Site.

2.4 The Appeal Site is located beyond a defined built-up area boundary.

Designations

2.5 The Appeal Site is not subject to any landscape or ecological designations and is located entirely within Flood Zone 1. The Environment Agency Flood Map identifies a small area of land identified at risk of surface water flooding beyond the eastern boundary of the Appeal Site. The Appeal Site is not within a Conservation Area and does not contain any listed buildings. The Henfield Conservation area is located to the south west, and separated from the Appeal Site by existing built form. Listed buildings in the vicinity of the Appeal Site are separated from its boundaries by existing built form.

2.6 The Appeal Site lies partially within the Brick Clay (Weald Clay) Minerals Safeguarding Area, and it is considered likely that the boundary of the Soft Sand Minerals Safeguarding Area is c.50m south of the Appeal Site.

2.7 Natural England's Regional Agricultural Land Classification Maps shows that the Appeal Site is of Grade 2-3 (very good or good to moderate). A detailed Agricultural Land Classification survey was undertaken in November 2024 and submitted with the application; this demonstrated that the Appeal Site is 42.1% Grade 2, 30.3% Grade 3a, and 27.6% Grade 3b.

The Surrounding Area

2.8 Henfield is identified as a Tier 2 settlement (small towns and large villages) by the adopted Horsham District Planning Framework (adopted November 2015) and it is also identified as a Tier 2 settlement within the Regulation 19 draft of the emerging Horsham District Local Plan 2023-2040 (document dated January 2024). Henfield has a range of services and facilities, including shops, primary schools, a leisure centre, doctor's surgery and a frequent bus service.

2.9 The Appeal Site is in a sustainable location in close proximity to existing services on the High Street (London Road), with footways along existing residential roads connecting the Appeal Site to the High Street. St Peter's C of E Primary School is located circa 800m to the west of the Appeal Site.

2.10 The nearest bus stops to the Appeal Site are located on London Road, circa 450m to the south-west. These are served services to destinations such as Brighton and Horsham with services to Brighton approximately every 30 minutes, and services to Horsham, Burgess Hill and Pulborough approximately every hour.

3. The Relevant Planning History

3.1 There have been no planning applications submitted for the Appeal Site.

3.2 The emerging Horsham District Local Plan Regulation 18 Site Assessment Report (February 2020) assessed a wider area that included land comprising the Appeal Site and land to the east. It concluded that the overall site would have 'favourable impacts' based on an estimated 100 dwellings where the development incorporated a significant landscape buffer to provide a defensible boundary. It was also concluded that the whole site would not be suitable for development, and "potentially only the western half of the western field" would be suitable for development.

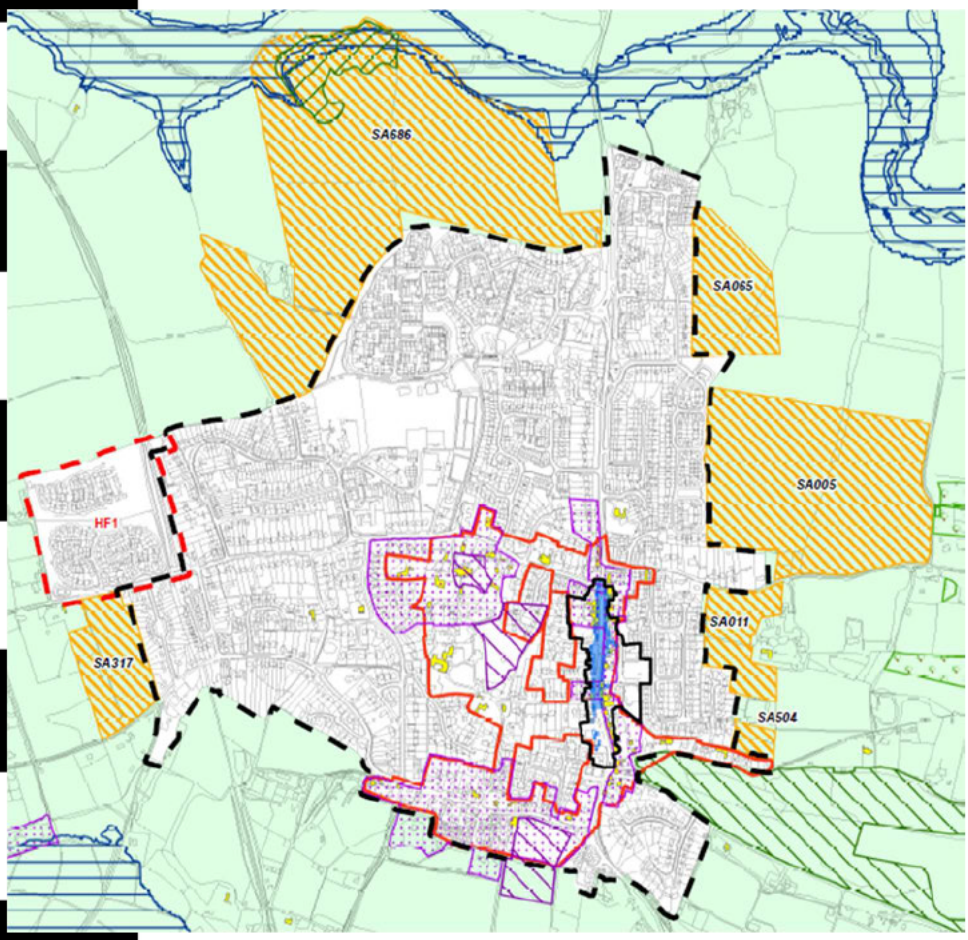
3.3 The Regulation 18 draft Local Plan Review consultation document (February 2020) included a Policies Map for Henfield, which identified the Appeal Site (along with the parcel further east) as a 'Smaller Sites Potential Housing Allocation' (Site Reference: SA005).

3.4 The Regulation 19 (Jan 2024) evidence base included the site within 'Sites not identified for potential allocation for housing development.' The site was not progress further as a draft allocation within The Horsham District Local Plan 2023 - 2040 (Regulation 19). The Regulation 19 Site Assessment Report states *"the overall scale of the proposed development on the settlement relative to the scale and function of Henfield village is unsustainable. Furthermore, it is considered the scale of development proposed would have a negative impact on the wider landscape and in on the character of the village."*, and that *"the collective impact of implementing Land north of Furners Lane as well as sites within the neighbourhood plan and local plan would be considered unsustainable in terms of the scale of development would not be appropriate to the scale and function of Henfield"*.

3.5 Housing allocations within the HNP are as follows:

- Land North of Parsonage Farm (205 dwellings)
- Land east of Wantley Hill (25 dwellings)
- Land west of Backsettown, off Furners Lane (30 single storey dwellings)
- Land south of the Bowls Club (off Furners Mead) (10 single storey dwellings)

3.6 The Appeal Site is not allocated within the Henfield Neighbourhood Plan or Horsham District Planning Framework and has not been identified for development within the Regulation 19 Proposed Submission document (January 2024) of the emerging Horsham District Local Plan 2023 - 2040 (Regulation 19). However, it forms the western portion of site reference SA005 on the below plan of potential development sites at Henfield.


SA686
SA065
SA005
HF1
SA011
SA317
SA504

4. Pre-Application / Application Process

Pre-Application Engagement

4.1 The Appellant submitted a pre-application request to the Council dated 11th September 2024 **(Appendix 4)** for a proposed development of up to 170 dwellings at the Appeal Site. The Council's written response **(Appendix 5)** identified, inter alia, the following primary matters:

i. Regarding the principle of development, it was concluded that the Proposed Development was not acceptable in principle as it was in conflict with Policy 2 (Strategic Development), Policy 3 (Development Hierarchy), Policy 4 (Settlement Expansion), Policy 26 (Countryside Protection), of the Horsham District Planning Framework ("HDPF"), and Policy 1 'A Spatial Plan for the Parish' of the Henfield Neighbourhood Plan ("HNP").

ii. It confirmed that the Council cannot demonstrate a four-year housing land supply (as was required at the time of writing) and therefore, the tilted balance would be engaged. However, Officers suggested that this would be disengaged if the Proposed Development could not demonstrate water neutrality, in line with Footnote 7 of the Framework. Furthermore, it was highlighted by Officers that in the event that the tilted balance were to be engaged, that they were of the view that the Henfield Neighbourhood Plan was considered to meet the criteria of Paragraph 14 "meaning the protections afforded by Paragraph 14 are relevant when considering any application".

iii. The Proposed Development was concluded to meet the criteria of the Facilitating Appropriate Development document (FAD, Oct 2022), which states that development located outside the Built Up Area Boundary ("BUAB") would be considered positively provided that certain criteria were met. This was considered to be a material consideration in the decision-making process.

iv. The Appeal Site was concluded to be a sustainable location for development. The Landscape Officer raised concerns regarding the landscape impact of the Proposed Development concluding the proposal would cause landscape harm.

v. It was concluded that any harm would need to be assessed / balanced against the benefits within the planning balance.

Stakeholder Engagement

4.2 The Appellant has undertaken the following stakeholder engagement:

i. Letters were sent to over 2,890 local residents within close proximity to the Appeal Site, the Town Council, and Ward Members. These letters presented the emerging proposals and invited people to attend a public exhibition event.

ii. A website was created, setting out the emerging proposals, detailing where and when the public exhibition event would take place, and providing an option for leaving feedback via a feedback form.

iii. The public exhibition event was held on 22nd October 2024 at Henfield Village Hall. 141 people attended and 43 people completed a feedback form. A further 13 feedback forms were received after the event.

Changes to the Proposals Prior to Submission

4.3 Based upon the feedback from the Council and the public, the proposals for the Appeal Site were amended prior to submission of the outline planning application to include:

i. Re-locating the proposed open space provision, to include a central corridor;

ii. Indicatively showing cycle and pedestrian paths along the main avenue;

iii. Indicatively showing focal buildings;

iv. Indicatively locating dwellings to front onto open spaces; and

v. 2-storey dwellings across the whole site.

5. The Appeal Scheme

5.1 The Appeal Scheme seeks outline permission, with all matters reserved other than access, for up to 191 dwellings, including 45% affordable homes, associated public open space, green infrastructure and landscaping, with access from Charlwood Drive. The description of development is as follows:

> *"Development comprising up to 191 dwellings with open space, landscaping and associated infrastructure (all matters reserved except for access)."*

5.2 The Appellant proposes to deliver 45% of the homes proposed as affordable housing, i.e. up to 86 homes. This is in line with the emerging Local Plan and Shaping Development in Horsham District Planning Advice Note. This will be secured via an appropriate planning obligation.

5.3 The Appeal Scheme of up to 191 dwellings on the Appeal Site would result in a density of approximately 35 dwellings per hectare.

5.4 As demonstrated by the Site Access Arrangement Plan (ref: 106205-PEF-XX-XX-D-H-000002 P03) the vehicular access that will serve the Appeal Scheme is via Charlwood Drive. An emergency access point would be provided from Kingsley Square in the adjacent residential development. Pedestrian / cycle links would be provided via two accesses and the central spine of Green Infrastructure that bisects the Appeal Site.

5.5 The primary area of public open space is indicatively shown in the north-eastern portion of the Appeal Site, including a Local Equipped Area of Play ("LEAP") with a green corridor that runs east-west that includes a Local Area of Play ("LAP")

5.6 Additional planting is indicatively shown around the perimeter including hedgerows, trees and other forms of green infrastructure with ecological value that would help to deliver 10% BNG.

5.7 The Appeal Scheme is proposed to include sustainable drainage systems ("SuDS") capable of achieving greenfield run off rates.

Planning Application Process

5.8 The planning application was submitted on 9th December 2024 and validated by the Council on 12th December 2024. The following documents and plans were submitted in support of the Appeal Scheme at the time of the submission and validation of the planning application:

- Application Form (09/12/2024 2024)
- Covering Letter (09/12/2024 2024)
- CIL Form (09/12/2024 2024)
- Design and Access Statement (December 2024)
- Design Commitment Statement (December 2024)
- Illustrative Masterplan (ref: 7489 - PL04C)
- Affordable Housing Statement (November 2024)
- Air Quality Assessment (December 2024)
- Agricultural Land Classification (November 2024)
- Arboricultural Implications Report (November 2024)
- Archaeological Desk-Based Assessment (November 2024)
- Biodiversity Net Gain Assessment (December 2024)
- Built Heritage Statement (November 2024)

- Draft Travel Plan (November 2024)
- Ecological Appraisal (November 2024)
- Energy Statement (November 2024)
- Fire Tender Swept Path Analyses (ref: 106205-PEF-XX-XX-D-H-000005_P01)
- Flood Risk Assessment (including Drainage Strategy) (November 2024)
- Ground Investigation Report (August 2024)
- Landscape Strategy (ref: 2525-TFC-XX-XX-DR-L-1001)
- Landscape and Visual Evidence and Appraisal (July 2024)
- Noise Assessment (November 2024)
- Parameter Plan (ref: 7489 - PL03B)
- Planning Statement (including Draft Heads of Terms for Section 106 Agreement) (December 2024
- Preliminary Minerals Resource Assessment (November 2024)
- Preliminary Tree Survey Schedule (July 2024)
- Preliminary Utilities Appraisal Report (November 2024)
- Proposed Primary Site Access Arrangement (ref: 106205-PEF-XX-XX-D-H-000002_P02)
- Proposed Primary and Emergency Site Access Arrangement (ref: 106205-PEF-XX-XX-D-H-000004_P02)
- Refuse Vehicle Swept Path Analyses (ref: 106205-PEF-XX-XX-D-H-000006_P02)
- Site Location Plan (ref: 7489 - PL01D)
- Stage 1 Road Safety Audit (November 2024)
- Statement of Community Involvement (November 2024)
- Topographical Survey (ref: 000/30)
- Transport Assessment (November 2024)
- Water Neutrality Statement (November 2024)

5.9 Comments received during the application process were responded to and the following updated documents were submitted:

- Air Quality Assessment (April 2025)
- BNG Metric and Assessment (May 2025)
- Drainage Strategy (ref: 24-297-60-101-07)
- Ecology Technical Note (January 2025)
- Flood Risk Assessment (January 2025)
- Illustrative Masterplan (ref: 7489 - PL04D)
- Illustrative Landscape Plan (ref: 7489 - PL02D)
- Multimodal Environment Study (February 2025)
- Parameter Plan (ref: 7489 - PL03D)
- Proposed Primary and Emergency Site Access Arrangements Plan (ref: 106205-PEF-XX-XX-D-H-000006 P03)
- Refuse Vehicle Swept Path Analyses Plan (ref: 106205-PEF-XX-XX-D-H-000004 P03)
- Road Safety Response Audit (ref: VRP1853 - RSA 1)
- Volume 2 of the Landscape and Visual Evidence and Appraisal (November 2024)

5.10 In addition to these, in the event the inspector was minded to allow this appeal, the following plans would form the agreed / approved plans:

Plan Type	Description	Drawing Number	Received Date
Location Plan	Location Plan	PL-01 Rev D	28.06.2024
Plans	Parameters Plan	PL-03 Rev D	13.04.2025

Plans	Fire Tender Swept Path Analyses	106205-PEF-XX-XX-D-H-000005 Rev P01	18.11.2024
	Vehicle Swept Path Analyses	106205-PEF-XX-XX-D-H-000006 REV P03	14.02.2025
	Proposed Primary and Emergency (Inset) Site Access Arrangements	106205-PEF-XX-XX-D-H-000004 REV P03	14.02.2025
	sed Primary Site Access Arrangement	106205-PEF-XX-XX-D-H-000002 Rev P03	27.02.25

6. Planning Policy

Development Plan

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where regard is to be had to the statutory development plan in determining an application for planning permission, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.

6.2 In accordance with paragraph 232 of the National Planning Policy Framework 2024 ("the Framework"), the weight to be applied to the policies of the development plan depends (amongst other things) upon the extent to which they are consistent with the Framework.

6.3 The relevant parts of the Development Plan for the Appeal Site comprise:

- The Horsham District Planning Framework - adopted in November 2015;
- The Henfield Neighbourhood Plan - made on 24th June 2021 ; and
- The West Sussex Joint Minerals Local Plan – July 2018 (Partial Review March 2021).

6.4 The Horsham District Local Plan 2023 - 2040 remains the emerging Local Plan (eLP) in the context of paragraph 49 of the Framework and therefore remains a material consideration, albeit of at most limited weight.

Horsham District Planning Framework ("HDPF")

6.5 The HDPF was adopted in November 2015 and covers the period 2017-2031. Relevant HDPF Policies are as follows and can be read in full within the plan document:

Policy: Sustainable Development
Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
icy 4 - Strategic Policy: Settlement Expansion
icy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy: Environmental Protection
Policy: The Natural Environment and Landscape Character
Policy: Countryside Protection
frastructure and Biodiversity
icy 32 - Strategic Policy: The Quality of New Development
icy 33 - Development Principles
icy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy: Appropriate Energy Use
ble Construction
Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking
Policy 42 - Strategic Policy: Inclusive Communities

Henfield Neighbourhood Plan ("HNP")

6.6 The HNP was made on 24th June 2021 and covers the period 2017-2031. Relevant HNP Policies are as follows and can be read in full within the plan document:

lan for the Parish
te Allocations
Access and Car Parking
icy 5: Utility Infrastructure
icy 7: Education Infrastructure
icy 10: Green Infrastructure and Biodiversity
Policy 12: Design Standards for New Development

West Sussex Joint Minerals Local Plan ("WSJMLP")

6.7 The WSJMLP was adopted in July 2018 HNP, reviewed in March 2021 and covers the period to 2033. Relevant policies are as follows and can be read in full within the plan document

Policy M9 - Safeguarding Minerals

6.8 Adopted development plan should be read in the context of paragraph 232 of the Framework.

The Emerging Local Plan

6.9 The Council submitted the emerging Local Plan to the Secretary of State for Examination in July 2024 and the Examination Hearing Sessions commenced in December 2024. Hearings were cancelled by the then Inspector in a Holding Letter dated 16 December 2024. This was due to the Inspectors view that the Council had failed to satisfactorily comply with the legal Duty to Co-operate.

6.10 Following Natural England's withdrawal of its September 2021 Position Statement on water neutrality in the Sussex North Water Supply Zone a new Inspector, Mr Jonathan Bore, has been appointed in place of the previous Inspector, Luke Fleming with examination hearings scheduled to recommence in late April and September 2026.

6.11 The Horsham District Local Plan (HDLP) 2023-2040, therefore, remains the emerging Local Plan (eLP) in the context of paragraph 49 of the Framework. HDLP Policies remain material, however, carry at most limited weight. Relevant draft policies are as follows and can be read in full within the Regulation 19 plan document:

ategic Policy 1: Sustainable Development
ategic Policy 2: Development Hierarchy
Settlement Expansion
Climate Change
Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment
ategic Policy 23: Infrastructure Provision
ategic Policy 24: Sustainable Transport
icy 25: Parking
Inclusive Communities, Health and Wellbeing
ity Facilities, Leisure and Recreation
Housing Provision
Meeting Local Housing Needs
icy 39: Affordable Housing
icy 40: Improving Housing Standards in the District

Primary Relevant Material Policy / Evidence Considerations

National Planning Policy Framework / Planning Practice Guidance

6.12 Planning Practice Guidance ("PPG") confirms that the Framework represents up-to-date Government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal[1].

6.13 Appropriate weight should be given to the Framework in the determination of this appeal..

Supplementary Planning Documents

6.14 Other guidance and policies with relevance to the Appeal Scheme are the following:

- Shaping Development in Horsham District Planning Advice Note (2025);
- Planning Obligations and Affordable Housing (2017);
- Henfield Parish Design Statement (2008);
- West Sussex County Council Guidance on Parking at New Developments (2020);
- Local Cycling and Walking Infrastructure Plan (2020);
- Biodiversity and Green Infrastructure Planning Advice Note (2022);
- Northern West Sussex Strategic Housing Market Assessment (2019);
- Horsham District Council Electric Vehicle Charging Point Strategy (2020); and
- Horsham District Council Open Space, Sport & Recreation Review (2021).
- HDC Play Strategy 2017-2027
- HDC Sports, Open Space and Recreation Assessment (2014)
- HDC Community Infrastructure Levy (CIL) Charging Schedule (2017)
- Air Quality and Emissions Mitigation Guidance for Sussex (2020)

[1] Paragraph ref. ID: 21b-006-20190315

7. Areas of Agreement

7.1 The Appellant and the Council agree the following matters as Common Ground.

Housing Land Supply

7.2 The Local Housing Need ("LHN") for Horsham District calculated using the current standard method[2], is 1,322 dpa (rounded) (see the calculations at **Appendix 6**).

7.3 The Council's published housing land supply for Horsham District is 2,742 dwellings, as confirmed by the latest Five Year Housing Land Supply (covering the period 1st April 2024 – 31st March 2025). This is detailed within the Horsham District Council Authority Monitoring Report (1st April 2024 - 31st March 2025). The housing land supply shortfall will not be addressed by June 2026.

7.4 Furthermore, the 2023 Housing Delivery Test ("HDT") result for Horsham District is 62%, which means that a 20% buffer is required to be added to the housing requirement for the purposes of calculating the housing land supply position in Horsham District in accordance with paragraph 78 of the Framework.

7.5 On this basis, the requirement against which to calculate the housing land supply position is 7,932 dwellings (rounded).

Annual need figure (SM)	1,322	1,322
5 year supply requirement	1,322*5	6,610
20% buffer (HDT)	6,610*.2	1,322
supply requirement	6,610+1,322	7,932

7.6 Based on the Council's supply figure, the Council is only able to demonstrate, a 1.7 year supply.

7.7 Paragraph 11d of the Framework and Policy 1 of the HDPF are therefore engaged as a consequence of the housing land supply position.

7.8 In terms of the standard method, the PPG states that:

"The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes."

(Paragraph ref. ID: 2a-006-20241212)

[2] Utilising the latest affordability data, published 26th March 2026

Housing Delivery

7.9 The Council's HDT score of 62% means that the provisions of paragraph 11d) of the Framework are also engaged for reasons of housing delivery, in accordance with footnote 8 of the Framework.

Principle of Development

7.10 The LHN for Horsham District, calculated using the current standard method, is 1,322 dpa – a level significantly higher than that provided for in the HDPF (800 dpa average).

7.11 The LHN for Horsham District, as calculated using the current standard method, is also significantly higher than the annual housing need for Horsham District that was set out within the Regulation 19 draft of the emerging Horsham Local Plan (911 dpa)[3].

7.12 Paragraph 5.12 of the Shaping Development in Horsham District Planning Advice Note (2025) ("SDPAN"), which is a notable material consideration, states that planning applications that meet the following criteria will be considered positively, each of which is met by the Appeal Scheme:

- *"The site adjoins the existing settlement edge as defined by the BUAB;*
- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and*
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced."*

7.13 This mirrors the requirements of the Facilitating Appropriate Development document, which has now been superseded by the SDPAN albeit is referenced within the Delegated Report (as was relevant at that time).

7.14 It is agreed that the Appeal Scheme is consistent with each of the requirements of paragraph 5.12 of the SDPAN.

Delivering a Sufficient Supply of Homes

Boosting the Supply of Housing

7.15 The housing requirement of the HDPF, as outlined by Policy 15, is 16,000 dwellings over the period 2011 to 2031, equivalent to 800 dpa.

7.16 The Regulation 19 draft of the emerging Local Plan identifies a housing need of 911 dpa4. Strategic Policy 37 plans for an average delivery rate of 777 dpa, however, Strategic Policy 37 remains in draft form and is subject to modification following ongoing local plan hearings. Additional site allocations may also be required

[3] Paragraph 10.4 of the emerging Local Plan
[4] Paragraph 10.4 of the emerging Local Plan

following local plan hearings. The first full paragraph on page 4 of the Council's letter to the Local Plan Inspector dated 4th February 2026 is as follows:

> *"From the initial feedback on housing delivery trajectories by the site promoters, the Council has been able to identify a number of potential high level alternative growth options which can be tested through the further work undertaken by the Council. Whilst a proportion of the extra growth can be delivered through additional smaller scale allocations, to meet housing need the Council will be required to allocate additional strategic sites. The headline options are set out below, together with an indication of the total housing delivery that could come forward in the plan period. The variance below results from the precise combination of different sites."*

7.17 The LHN for Horsham District, based on the latest data and as calculated using the current standard method, is 1,322 dpa.

7.18 The Appeal Scheme would provide up to 191 dwellings, including an above policy-compliant 45% affordable housing (up to 86 affordable homes). The proposal would contribute towards housing needs of Horsham District, with the Delegated Report attributing 'very significant weight' to this (**Appendix 7**)., No objection has been raised by the Council's Housing Officer.

7.19 The Appeal Scheme would deliver 45% affordable housing, exceeding the 35% required by Criterion 3a of HDPF Policy 16. It would also contribute towards the Government's objective of *"significantly boosting the supply of homes"*, as set out at paragraph 61 of the Framework.

Building a Strong and Competitive Economy

7.20 None of the HDPF or HNP policies relating to the economy are directly relevant to the Appeal Scheme. Nevertheless, the economic benefits of the development contribute towards the planning balance.

7.21 The Appeal Site is within walking distance of Henfield Town Centre, and through the additional population generated by the Appeal Scheme, it would increase expenditure at local shops and services. It would also benefit the local economy during the construction phase.

Promoting Healthy and Safe Communities

7.22 Criterion 9 of Policy 33 of the HDPF requires developments to incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour through, inter alia, provision of informal surveillance of public areas.

7.23 Policy 43 of the HDPF supports the provision of new areas of public open space. The Open Space, Sport and Recreation Review (2021) prepared by the Council sets out the public open space requirements, which would be 2.136[5] hectares for the Appeal Scheme of 191 dwellings.

7.24 The total quantum of public open space delivered by the Appeal Scheme would be 2.23 hectares, which exceeds the requirements of the Open Space, Sport and Recreation Review. The public open space includes a LEAP and a LAP to provide formal children's play space.

7.25 No objection has been raised by WSCC Education Services regarding the impact of the Appeal Scheme on local education provision. CIL contributions would be sought by the County Council as the local education authority to provide the necessary education mitigation.

Promoting Sustainable Transport

7.26 The Appeal Site is in a sustainable location, within 800m from Henfield's services and facilities, with access to active and sustainable travel options.

7.27 WSCC Highways are satisfied that the development proposals accord with the relevant policy requirements set out within the Framework, and that the proposals will not result in any severe or otherwise unacceptable safety impacts. Subject to conditions and obligations, WSCC have raised no objection on highway safety grounds.

7.28 The Transport Assessment demonstrates that additional trip generation resulting from the Appeal Scheme can be accommodated within the existing highway network without causing an unacceptable impact on existing junctions.

7.29 In response to comments received from WSCC, further information and amendments to the access strategy were submitted during the post-submission period, including minor amendments to the proposed access from Charlwood Drive.

7.30 Further comments received from WSCC include Travel Plan queries, to be addressed through a legal agreement, and other comments for consideration during the detailed design stage; these include access details, which can be determined through S278/38 agreements. WSCC consider the revised layout the be acceptable and confirm that the local highway network is operating within capacity, therefore they do not object. This is confirmed by page 14 of the Delegated Report.

7.31 The Appeal Scheme is therefore in accordance with Policy 40 of the HDPF and Policy 4 of the HNP, subject to conditions and Section 106 agreement.

Making Efficient Use of Land

7.32 Criterion 4 of Policy 32 of the HDPF and criterion 1 of Policy 33 require development to make efficient use of land. There is a clear need for new housing within Horsham District due to a significant shortfall in available land and the requirement to meet both the current and future LHN. The Appeal Site is sustainably located, within 800m of services, facilities, and public transport links.

7.33 The site includes the best and most versatile agricultural land (42.1% Grade 2, 30.3% Grade 3a, and 27.6% Grade 3b), which would be lost.

7.34 The Appeal Scheme would achieve a density of 35 dwellings per hectare which is comparable to the scale of the existing residential development to the west within the built-up area boundary of Henfield..

Achieving Well-Design Places

7.35 Policy 32 and 33 of the HDPF require development to create attractive, safe and adaptable environments that respect neighbouring amenity, achieve high design standards, and maximise environmental benefits. This is supported by Policy 12 of the HNP.

7.36 No objection has been raised by the Council with respect to urban design or landscape matters.

7.37 The Delegated Report agrees that the Parameter Plan and Illustrative Masterplan demonstrate that *"amenity space, parking, landscape buffers, open space, internal linkages, and water attenuation…can all be satisfactorily accommodated on the site."*

7.38 The Delegated Report also confirms that the Appeal Scheme would not result in a loss of amenity to adjacent properties to the west or south in relation to loss of light, overlooking, noise or an increased sense of enclosure.

Meeting the Challenges of Climate Change, Flooding and Coastal Change

7.39 Policy 35 of the HDPF requires new developments to include measures to mitigate and adapt to the impacts of climate change, promoting the use of flood storage capacity and green infrastructure/SuDS to reduce surface water run-off. This is supported by Policy 38, which states that development should be located in the areas that have the lowest risk of flooding and also requires the incorporation of SuDS to reduce the risk of flooding on site and elsewhere.

7.40 The Appeal Site is located entirely within Flood Zone 1 and is not subject to any surface water flooding as identified by the Environment Agency maps. The Appeal Scheme is in accordance with Policies 35 and 38 of the HDPF and no objection was raised by the Local Lead Flood Authority, subject to conditions.

Conserving and Enhancing the Natural Environment

7.41 On 31st October 2025 Natural England withdrew its requirement for development in the Sussex North Water Supply Zone to demonstrate water neutrality **(Appendix 8)**. Accordingly, it is agreed that Reason for Refusal 2 is resolved as a consequence, subject to the satisfaction of the HRA process

7.42 Public open space and green infrastructure are provided as part of the Appeal Scheme. The Appeal Site is not subject to any landscape designations and is not considered to be a 'valued landscape' in the context of paragraph 87 of the Framework, and this is confirmed by page 11 of the Delegated Report.

7.43 Furthermore, it is notable that no landscape or arboricultural objection was included as a reason for refusal.

7.44 The Council's ecologist confirmed that sufficient information was available to support the application from an ecological perspective, as confirmed by page 15 of the Delegated Report.

7.45 A BNG Metric and Assessment (2024, produced by Aspect Ecology) were submitted with the original application in December 2024, with an update submitted in May 2025.

7.46 A meeting was held with the Council's Case Officer and BNG Officer on 30th September 2025 to discuss RfR3 and the reasons for submitting the updated documents. An updated HMMP has been submitted to address RfR3, and the Council is not defending this reason for refusal, subject to the inclusion of planning obligations.

Conserving and Enhancing the Historic Environment

7.47 The Appeal Site is separated from the Henfield Conservation Area and nearby listed buildings by existing built form.

7.48 The Council's Conservation Team commented that, having regard to the distance and separation of the heritage assets from the Appeal Site, the development is unlikely to have significant impact on the setting of heritage assets and therefore no objection is raised; this is confirmed on page 13 of the Delegated Report.

Planning Benefits

7.49 It is common ground that the Appeal Scheme would deliver up to an additional 191 houses (including a greater than policy compliant level of affordable units). The proposal would additionally provide provision of open space and play facilities and would deliver economic benefits.

7.50 To assist the Inspector, the below table identifies benefits where both parties agree with respect to weight, having regard to the conclusions of the Delegated Report and the Council's Hearing Statement:

Benefit	Agreed Weight
Market Housing	At least 'Very significant'
Affordable Housing	At least 'Very significant'
Provision of on-site open space and play facilities	At least 'Moderate'

7.51 The Appellant's Statement of Case identifies further benefits that it proposes should be considered as part of the planning balance.

8. Areas of Disagreement

8.1 The Council and the Appellant will work together constructively with a view to narrowing the areas of disagreement insofar as it is possible.

8.2 In summary, the core areas of disagreement are as follows:

i. Whether there is conflict with the development plan as a whole resulting from the Appeal Site being located outside of the BUAB of Henfield; and

ii. Whether paragraph 14 of the Framework is engaged, and the weight that should be attributed to conflict with the HNP.

9. Planning Obligations

9.1 Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) prescribes that a planning obligation may only constitute a reason for granting planning permission if the obligation is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

9.2 The Council is a CIL Charging Authority. However, additional planning obligations are required to make the development acceptable in planning terms. Draft Heads of Terms were set out in the Planning Statement and are summarised below for ease of reference:

i. Provision of 45% affordable housing;

ii. Provision of on-site open space, and arrangements for future management and maintenance by a private management company;

iii. Provision of on-site landscaping and maintenance by a private management company;

iv. Provision of on-site SuDS; and maintenance of these by a private management company;

v. Biodiversity net gain (unless secured by condition);

vi. Financial contributions towards healthcare and education provision;

vii. Implementation of a Travel Plan to deliver a modal shift away from the private car in favour of more sustainable means of travel; and

viii. Highway improvement works.

9.3 The Appellant will work with the Council with a view to providing an agreed draft planning obligation no later than 10 working days before the Inquiry, in accordance with the Procedural Guidance issued by the Planning Inspectorate.

10. Planning Conditions

Should the Inspector be minded to grant planning permission, the following conditions have been agreed:

		Council Agree	Appellant Agree
	ition: The development hereby permitted shall be carried out in accordance with the an	Y	Y
	Plans Condition: The detailed design of the development proposed through Reserved Matters tline planning permission shall have regard to, and broadly accord with, the rameter Plan (no. PL-03 Rev D). Authority has had regard to this drawing in determining whether the amount ent proposed can be accommodated within the site in an acceptable way in accordance with d 33 of the Horsham District Planning Framework (2015).	Y	Y
	on: Outline Permission (a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building, access to and within the site and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. a. (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the layout of the development, the scale of each building, the appearance of each building, access to and within the site and the landscaping of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. b. by permitted shall be begun either before the expiration of 3 years from the , or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later. enable the Local Planning Authority to control the development in detail and to comply with f the Town and Country Planning Act 1990.	Y	Y
	on Construction shall not begin until a detailed construction phase surface e site has been submitted to and approved in writing by the Local Planning bsequently be carried out in accordance with the approved details. Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface Water Drainage features are adequately protected.	Y	Y
5	**Pre-Commencement Condition:** No development shall take place until a Biodiversity Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones".	Y	Y

	c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. i) Details of any lighting required c. The approved Biodiversity CEMP shall be adhered to and implemented throughout the construction period approved details, unless otherwise agreed in writing by the local planning d and Priority species and allow the LPA to discharge its duties under the Species Regulations 2017 (as amended), the Wildlife & Countryside Act		
	ncement Condition: The development hereby approved shall not commence until the molition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures: ment contact details and responsibilities; site logistics arrangements on a phase-by-phase basis (as applicable), i. location of site compound ii. the erection and maintenance of security hoarding, iii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil), iv. site offices (including location, height, size and appearance), v. the anticipated number, frequency and types of vehicles used during construction, vi. location of site access points for construction vehicles, vii. location of on-site parking, viii. locations and details for the provision of wheel washing facilities and dust suppression facilities arrangements for public consultation and liaison prior to and during the demolition and struction works – newsletters, fliers etc, to include site management contact details for ting, including location, height, type and direction of light sources, hours of of illumination activities shall thereafter be carried out in accordance with the details and measures approved. During site clearance, preparation and construction the dust and Air Emission easures described on *Mitigation During Construction section* of the Air Quality Assessment April 2025) shall be adopted. this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the mework (2015).	Y	Y
7Y	**Pre-Commencement Condition:** i. No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. i. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis,	Y	Y

	...ublication and dissemination of results and archive deposition has been ...ed and approved by the Local Planning Authority in writing. ...this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the ...mework (2015)		
	...on: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until preliminaries have been completed in the sequence set out below: (a) All trees on the site shown for retention on approved drawing number 'SJA TPP 24226-041a', as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012). (b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. (c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be ...h trees or hedging plants of a type, size and in positions agreed by the Local Planning ...this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework	Y	Y
	...on: No development shall commence until a Non-Licensed Precautionary ...lement for Great Crested Newts has been submitted to and approved in writing by the Local ...thority. This shall include, but not be limited to, a presence/absence survey and assessment, ...easures, and enhancement measures where necessary. The works shall be implemented in ...with the approved recommendations and shall be maintained thereafter. ...fundamental to safeguard the ecology and biodiversity of the area in ...e Horsham District Planning Framework (2015), and to enhance ...habitats and allow the LPA to discharge its duties under the s40 of the ...ats & Species	Y	Y
	...ncement Condition: Prior to the commencement of the development, a detailed mitigation ...ablishing the on-site measures to improve air quality at both the operational and construction ... be submitted to and approved in writing by the Local Planning Authority. The strategy shall be written in accordance with the Air Quality & Emissions Reduction Guidance, and shall detail the ...will be spent on practical mitigation measures. The approved detail within ... strictly adhered to unless otherwise agreed to and approved in writing by Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).	Y	Y
11	**Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority: a) A preliminary risk assessment which has identified: ○ all previous uses	Y	Y

	potential contaminants associated with those uses c) a conceptual model of the site indicating sources, pathways and receptors Potentially unacceptable risks arising from contamination at the site. d. e. The following aspects (b) – (c) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required. b) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site. c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete. d) nted as approved. Any changes to these components require the consent this matter is fundamental to ensure that no unacceptable risks are caused to humans, aters or the wider environment during and following the development works and to ensure that n is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).		
	vel) Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified all be submitted to and approved in writing by the local planning authority. f. g. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs or product descriptions to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); d) persons responsible for implementing the enhancement measures; and e) details of initial aftercare and long-term maintenance (where relevant). h. i. The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter. j. k. Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).	Y	Y
13	**Pre-Occupation Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 11(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 11(c), unless otherwise agreed in writing by the Local Planning Authority.	Y	Y

[redacted]	Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, [redacted]aters or the wider environment during and following the development works and to ensure that [redacted]n is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning [redacted](2015).		
[redacted]	[redacted]No part of the development hereby permitted shall be occupied until a fire [redacted]ds or stored water supply (in accordance with the West Sussex Fire and [redacted]been installed, connected to a water supply with appropriate pressure and [redacted]de ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such. [redacted]ccordance with fire and safety regulations in accordance with Policy 33 of the Horsham District [redacted]amework (2015).	Y	Y
[redacted]	[redacted]No part of the development hereby permitted shall be occupied until the [redacted] infrastructure and external site-wide infrastructure to enable superfast [redacted]um 30 megabits per second through full fibre broadband connection has [redacted] ensure a sustainable development that meets the needs of future occupiers in accordance [redacted]7 of the Horsham District Planning Framework (2015).	Y	Y
[redacted]	[redacted]No part of the development hereby permitted shall be occupied until a [redacted]maintenance plan (including long term design objectives, management [redacted] of landscape components, management prescriptions, maintenance [redacted] plan delineating areas of responsibility including areas to be defined as [redacted]s such as buffer zones) for all communal landscape areas (including any buffer zones) has been submitted to and approved in writing by the Local Planning Authority. The [redacted]reas shall thereafter be managed and maintained in accordance with the approved details. [redacted]l. [redacted]o ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).	Y	Y
[redacted]	[redacted]Prior to first use of each phase of the development a detailed verification [redacted]antiating evidence demonstrating the approved construction details and [redacted]mented in accordance with the surface water drainage scheme), has been [redacted] and approved (in writing) by the Local Planning Authority. The verification report shall include [redacted] of excavations and soil profiles/horizons, any installation of any surface water structure and [redacted]hanism. Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood [redacted]r each new dwelling and not increased in accordance with NPPF and Policy [redacted]g Framework.	Y	Y
[redacted]	[redacted]The development hereby approved shall not be first occupied until details of [redacted]ance and management of the sustainable drainage scheme have been submitted to and [redacted]writing by the Local Planning Authority. The drainage scheme shall be implemented prior to [redacted]upation of the development hereby approved and thereafter managed and maintained in [redacted]with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the [redacted]proval shall include: i. a timetable for its implementation, ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect, iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. m.	Y	Y

	Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 42 in Horsham District Planning Framework.		
	[redacted]o dwelling shall be first occupied until the vehicular access and associated works have been constructed in accordance with the details shown on the drawing titled [redacted]rimary and Emergency (Inset) Site Access Arrangements', drawing number 106205-PEF-[redacted]00004 revision P03. Reason – In the interests of road safety.	Y	Y
	[redacted]o dwelling shall be first occupied until plans and details and a timetable for their provision for the emergency/pedestrian/cyclist access between the development and Kingsley [redacted]e been submitted to and approved in writing by the Local Planning Authority. The link once [redacted]all thereafter be constructed in accordance with the approved details. [redacted]o secure a suitable emergency, pedestrian, and cyclist link between the development and	Y	Y
21	[redacted]rior to occupation, a "lighting design strategy for biodiversity" in [redacted]with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and [redacted]writing by the local planning authority. The strategy shall identify those areas/features on site [redacted]icularly sensitive for bats and that are likely to cause disturbance in or around their breeding [redacted]sting places or along important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be installed (through provision of appropriate [redacted]nical specifications) so that it can be clearly demonstrated that areas to be [redacted]e above species using their territory or having access to their breeding All external lighting shall be installed in accordance with the specifications and locations set out in the [redacted] maintained thereafter in accordance with the scheme. Under no circumstances should any [redacted]al lighting be installed without prior consent from the local planning authority. Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species [redacted]d), the Wildlife & Countryside Act 1981 (as amended) and s40 of the	Y	Y
	Condition: All mitigation measures and/or works shall be carried out in accordance with the [redacted]ained in the Ecological Appraisal (Aspect Ecology, November 2024) and the Dormouse [redacted]ote 02 (Aspect Ecology, January 2025) as already submitted with the planning application [redacted]n principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide [redacted]ring construction. The appointed person shall undertake all activities, and [redacted]ccordance with the approved details. Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).	Y	Y
23	**Regulatory Condition**: Prior to or in conjunction with the submission of each Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved drainage strategy and discharge rates as contained within the approved Flood Risk Assessment by Calibro Consultants Ltd, 22/01/2025, revision 4. The scheme shall	Y	Y

	be implemented in full in accordance with the approved details prior to first use of the development. The details shall: • Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable Drainage System and the measures taken to prevent pollution of the receiving surface waters (designed in accordance with The SuDS Manual (CIRIA C753, 2015). • Demonstrate that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 critical storm duration, • Demonstrate that any flooding that occurs when taking into account climate change for the 1 in 100 critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes isk is adequately addressed and not increased in accordance with NPPF and Policy 42 in Horsham District Planning Framework.		
24	**Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building usage of each dwelling to no more than 110 litres per person per day. The iting measures shall thereafter be retained. order to improve the sustainability of the development in accordance with ct Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the ing Authority to discharge its duties under the Conservation of Habitats and Species 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).	Y	Y
	velopment shall be constructed in accordance with the submitted and ent (dated 22/01/2025), this includes all new residential dwellings to have inimum of 150 mm above the surrounding proposed ground level unless ng by the Local Planning Authority. ensure the flood risk is adequately addressed and not increased in accordance with NPPF 2 in Horsham District Planning Framework.	Y	Y
	rks for the implementation of the development hereby approved shall take 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on undays, Bank or public Holidays. safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham ning Framework (2015).	Y	Y

11. Signatures

[redacted] Date: 21/04/2026:

[redacted]

Signed on Behalf of the appellant, Date: 21/04/2026:

[redacted]

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