

Planning Statement

Land West of Ravenscroft, Storrington, West Sussex, RH20 4EH

On behalf of:

A2Dominion Developments Limited

September 2026

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1. Introduction

- 1.1 Neame Sutton Limited has been instructed by A2Dominion Developments Limited (the applicant) to prepare and submit an outline planning application for:
- 1.2 *'Reserved Matters Submission comprising: Layout; Landscaping; Scale; and Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT)*

The original Hybrid Application Description of Development comprises:

'Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estate roads) from Ravenscroft, and new community parkland.'

- 1.3 The purpose of this Statement is to demonstrate the planning acceptability of the proposals in respect of the remaining reserved matters of layout, landscaping, scale and appearance, having regard to the respective administrative areas and planning responsibilities of South Downs National Park Authority and Horsham District Council.
- 1.4 This application is accompanied by a suite of supporting technical reports and assessments, including transport, flood risk, heritage, and design considerations. Collectively, these demonstrate that the proposed development can be delivered in a sustainable and environmentally responsible manner, with no significant adverse impacts.
- 1.5 This Planning Statement should be read together with the plans and illustrative material, as well as the technical reports prepared to support the application:
- | | |
|-----------------------------|----------------------|
| ▪ Architect | HNW Architects |
| ▪ Heritage | Tetra Tech |
| ▪ Arboriculture | Keen Consultants |
| ▪ Landscape | Turley |
| ▪ Energy and Sustainability | AES Sustainability |
| ▪ Highways | i-Transport |
| ▪ Flood Risk and Drainage | Weetwood |
| ▪ Lighting | MEC Consulting Group |
- 1.6 Accordingly, this Planning Statement seeks to demonstrate that the acceptability of detailed matters beyond the principle of development and bring forward much-needed new homes in a sustainable location, supporting the vitality of Storrington and contributing positively to the district's housing supply.

2. Site Description & Planning History

i. Site Description

- 2.1 The Planning Application Site (the "Site") is located at the southern edge of the town of Storrington, immediately north of the South Downs National Park ("SDNP"). The northern part of the Site is allocated for a comprehensive development comprising housing and allotments under Policy 2 of the Storrington, Sullington & Washington Neighbourhood Plan (2019), which identifies the site as the Ravenscroft Allotment Site.
- 2.2 The Site extends to approximately 10 hectares and comprises four areas of rough grassland and enclosed paddocks, separated by established boundary hedgerows. The application site straddles two planning authorities. The proposed residential development is located within the administrative boundary of Horsham District Council, while the community parkland is located within the SDNP. The proposed consented allotments, which fall within the community parkland, are not part of this application having gained full detailed permission already.
- 2.3 The Site is characterised by a gently undulating topography, with localised variations including incidental hollows and low ridges. Overall, the land falls from approximately 55 metres AOD in the south to approximately 45 metres AOD in the north. Part of the Site is currently used as community allotments.
- 2.4 The majority of the Site, particularly the land within the SDNP, comprises rough and largely unmanaged grassland with remnant tree lines and established vegetation. This part of the Site is not currently accessible to the public.
- 2.5 The southern parcel (within the SDNP) contains several mature hedgerows and mature and over-mature trees. These vegetation belts provide enclosure to the Site, with boundary vegetation being particularly dense and overgrown in places. There are currently no Tree Preservation Orders protecting trees within the Site.

Surrounding Context

- 2.6 To the east and north of the Site are established areas of contemporary residential development accessed from Ravenscroft. This includes a mix of two- and three-storey properties. The surrounding residential layout is predominantly linear, with a number of regular-format terraced properties along Browns Lane, Meadowside and Ravenscroft. The adjoining development is characterised by relatively high residential densities, including approximately 42 dwellings per hectare at Browns Lane and 55 dwellings per hectare at Ravenscroft.
- 2.7 A public footpath, Footpath 2685, runs immediately outside the eastern boundary of the Site and provides a connection towards Chantry Lane to the south-east. Greyfriars Lane provides pedestrian access to Footpath 2249, which in turn connects towards Chantry Hill to the south.
- 2.8 The Storrington Conservation Area is located immediately to the west of the Site. It contains a number of designated and non-designated heritage assets, including the Grade II* listed Parish Church of St Mary the Virgin. The proximity of the Conservation Area and the wider historic townscape form an important

consideration in establishing the appropriate character, scale and appearance of the proposed development.

The map displays a large rectangular area outlined in red, representing the 'Redline Application Area : 10.0 Ha (excluding allotment area)'. Within this red-outlined area, there is a smaller, irregularly shaped area outlined in blue, labeled 'Allotment Area with Detailed Planning permission Ref: DC/21/2086 and SDNP/21/04702/OUT 1.43 Ha'. The map also shows surrounding features including 'Tennis Courts', 'Pond', 'Drain', 'FB', 'Track', and 'Road'. Dimensions such as '53.0m' and '43.1m' are marked on the map.

ii. Planning History

2.9 This is a Reserved Matters Application following a Planning Application, which was submitted in duplicate to Horsham District Council (reference: DC/21/2086) and South Downs National Park (SDNP/21/04702/OUT) for:

'Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estate roads) from Ravenscroft, and new community parkland.'

2.10 The Application was refused by both Authorities, and an Appeal was made to the Secretary of State (HDC area: Appeal A Ref: APP/Z3825/W/22/3308455 and SDNP area Appeal B Ref: APP/Y9507/W/22/3308461)

2.11 Permission was granted on the 6th October 2023, subject to planning conditions and a legal agreement.

3. The Proposed Development

- 3.1 The proposed development has been informed by the constraints and opportunities identified through the site appraisal and design process, these are set in full in the Design and Access Statement and Landscape Statement. The application seeks approval of the Reserved Matters (landscaping, layout, scale and appearance) for 78 new residential dwellings, with associated access, parking, landscaping, amenity provision and sustainable drainage infrastructure. The proposed development has been informed by the site's physical and environmental constraints and its relationship with the surrounding built, landscape and heritage context.
- 3.2 The northern residential area is approximately 21,635m², comprising approximately 4,040m² of building footprint (18.7%), 8,358m² of hard landscape (38.6%) and 9,237m² of soft landscape (42.7%).

Site Layout and Development

- 3.3 The proposed homes comprise a mix of detached and semi-detached houses and apartment buildings, arranged around a central green space. The layout provides a clear distinction between public and private areas and responds to the surrounding context. The layout is consistent with that shown at the outline stage.
- 3.4 As shown at the outline stage, buildings and domestic gardens are positioned offset from the western boundary to retain existing trees, provide an ecological corridor and enhance separation from Abbey Convent and Storrington Conservation Area.
- 3.5 The development comprises a mix of 1 and 2-bedroom apartments and 2, 3 and 4-bedroom houses. The houses are predominantly two storeys, with three-storey apartment buildings, reflecting the scale of surrounding development. A variety of house types, roof forms and materials will provide visual interest and avoid a repetitive appearance.
- 3.6 The housing mix is shown in Table 1, below.

Table 1. Proposed Housing Mix

Dwelling size (bedroom)	MIX				
	Affordable Rent	Shared Ownership	Market Sale	Total	% Mix
1Bed	5	3	6	14	17.9%
2Bed	8	5	19	32	41%
3Bed	4	0	21	25	32.1%
4Bed	3	0	4	7	9%
Total	20	8	50	78	

Access and Parking

- 3.7 The development will be accessed via two new vehicular access points from Ravenscroft. Access is a Reserved Matter which has already achieved full consent (see Appeal A and B). Internal roads (not decided at the outline stage) are appropriately designed to accommodate servicing, refuse collection and emergency vehicles.
- 3.8 A total of 155.5 parking spaces will be provided, comprising:
- 136.5 allocated spaces for the new homes;
 - 10 unallocated visitor spaces;
 - 4 allotment parking spaces; and
 - 5 replacement spaces for Abbey Walk residents.
- 3.9 Houses will have on-plot parking, generally located to the front or side and incorporating permeable paving. Apartment buildings will be served by unallocated parking courts. Secure and covered cycle parking will also be provided for the new homes.
- 3.10 All new homes will be provided with electric vehicle charging points.

Landscape and Amenity

- 3.11 The landscape strategy has been developed to reflect local character, retain and enhance existing landscape features and create an attractive and biodiverse residential environment. Full details are provided within the separate Landscape Proposals prepared by Turley.
- 3.12 A naturalistic ecological corridor will be established along the western boundary, retaining existing trees and incorporating wildflower meadows and native scrub planting. Elsewhere, hedgerows and ornamental planting will help define spaces, soften the built form and screen parking areas.
- 3.13 A varied tree-planting strategy will reinforce the street hierarchy, with smaller trees within front gardens, medium-sized trees along routes and larger feature trees within public open spaces.
- 3.14 Houses will benefit from private rear gardens, while apartments will have communal landscaped areas together with private balconies and/or ground-floor patios. The central green space will provide an important shared amenity and landscape function.
- 3.15 The hard landscape palette will provide a cohesive environment, with permeable block paving used within private drives and parking areas to support sustainable drainage.

Sustainable Drainage and Inclusive Access

- 3.16 Sustainable Drainage Systems (SuDS) will be incorporated within parking and other appropriate areas as part of the overall surface water drainage strategy. The detailed approach is set out within the separate Flood Risk Assessment and Surface Water Drainage Strategy.

- 3.17 Inclusive access has been considered throughout the development. Level approaches to buildings will be provided in accordance with relevant Part M guidance. Three affordable apartments are designed to be wheelchair accessible and meet the requirements of M4(3).

Community Parkland

- 3.18 The wider proposal also incorporates a Community Parkland. The Reserved Matters application includes the layout and landscaping of the Community Parkland, with only limited change from the existing condition (mainly planting enhancements) proposed in this area.

Figure 2. The Indicative Masterplan of the Northern Parcel (extract)(Plan Reference: 26025-HNW-ZZ-ZZ-DR-A-2100 PL01)



Figure 3. Development Strategy Plan (SDNP area) (extract)(Plan Reference: 26025-HNW-ZZ-ZZ-DR-A-2114 PL01)



4. Planning Policy Framework

- 4.1 The policy framework applicable to the determination of the application includes the National Planning Policy Framework (2026¹) and the Local Development Plan, which consists of the adopted Horsham District Development Framework (2015), The South Downs National Park Local Plan and the Storrington, Sullington & Washington Neighbourhood Plan 2018-2031. The relevant policies are set out below and discussed in detail in relation to the proposal in Section 5.

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (August 2026) (NPPF) sets out the Government's current planning policies for England. At the heart of the NPPF is the presumption in favour of sustainable development.
- 4.3 The sections relevant to the determination of the application are:
- | | |
|------------|---|
| Section 3 | Decision Making Policies |
| Section 4 | Achieving Sustainable Development |
| Section 5 | Meeting the Challenge of Climate Change |
| Section 14 | Achieving well-designed places |
| Section 18 | Managing flood risk and coastal change |
| Section 19 | Conserving and enhancing the natural environment |
| Section 20 | Conserving and enhancing the historic environment |
- 4.4 The NPPF continues to reinforce the Government's emphasis on significantly boosting the supply of housing and is intended to prompt significant change in the delivery of housing, to address the housing crisis. The emphasis on the delivery of housing in sustainable locations remains.

National Planning Practice Guidance

- 4.5 In addition to the NPPF, the Government has published a series of National Planning Practice Guidance (NPPG), which reflects the continuing emphasis on the planning system delivering growth as part of the sustained recovery of the UK economy. The approach taken by the Applicant in relation to the assessment of housing need and, in particular, supply, follows that set out in current, established policy and guidance.

The following subject-specific, elements of the NPPG are relevant to the determination of this application:

- Community Infrastructure Levy
- Conserving & enhancing the historic environment
- Consultation and pre-decision matters
- Design
- Determining a planning application
- Environment Impact Assessment
- Flood risk & coastal change
- Health & wellbeing

1.1 _____

- Housing need assessment
- Housing & economic land availability assessment
- Local Plans
- Making & application
- Natural environment
- Open space, sports & recreation facilities, public rights of way and local green space
- Planning obligations
- Travel Plans, Transport Assessment & Statements
- Use of planning conditions
- Waste
- Water supply, wastewater & water quality

The Horsham District Planning Framework (2015)

4.6 The Horsham District Planning Framework ("HDPF") is the overarching planning document for Horsham district outside the South Downs National Park ("SDNP") and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic, and environmental needs of the HDPF plan area, as well as looking beyond our boundaries. The relevant policies in the determination of this application are:

Table 2. Relevant Policies of the Horsham District Planning Framework (2015)

Plan	Policy	Title
The Horsham District Planning Framework (2015))	Policy 1	Sustainable Development
	Policy 2	Strategic Development
	Policy 3	Development Hierarchy
	Policy 4	Settlement Expansion
	Policy 15	Housing Provision
	Policy 16	Meeting Local Housing Needs
	Policy 17	Exceptions Housing Needs
	Policy 24	Environmental Protection
	Policy 31	Green Infrastructure and Biodiversity
	Policy 32	The Quality of New Development
	Policy 33	Development Principles
	Policy 34	Cultural and Heritage Assets
	Policy 35	Climate Change
	Policy 36	Appropriate Energy Use
	Policy 37	Sustainable Construction
	Policy 38	Flooding
	Policy 40	Sustainable Transport
	Policy 41	Parking

South Downs Local Plan (2014–33)

- 4.7 The South Downs National Park Authority became the local planning authority for the South Downs National Park in 2011. The South Downs Local Plan ("SDLP") is the first Local Plan to plan for the National Park as a single entity and was adopted in July 2019 setting out the vision, aims and strategy for the South Downs National Park Authority over the next 15 years. The relevant policies in the determination of this application are:

Table 3. Relevant policies of the South Downs Local Plan (2014-33)

Plan	Policy	Title
South Downs Local Plan (2014–33)	Policy SD1	Sustainable Development
	Policy SD2	Ecosystem Services
	Policy SD4	Landscape Character
	Policy SD5	Design
	Policy SD6	Safeguarding Views
	Policy SD7	Relative Tranquillity
	Policy SD8	Dark Night Skies
	Policy SD9	Biodiversity and Geodiversity
	Policy SD10	International Sites the Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnels SAC
	Policy SD11	Trees, Woodland and Hedgerows
	Policy SD12	Historic Environment
	Policy SD17	Protection of the Water Environment
	Policy SD19	Transport and Accessibility
	Policy SD22	Parking Provision
	Policy SD48	Climate Change and Sustainable Use of Resources
	Policy SD49	Flood Risk Management
	Policy SD50	Sustainable Drainage Systems
	Policy SD54	Pollution and Air Quality

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

- 4.8 Storrington & Sullington Parish Council and Washington Parish Council came together to prepare a Neighbourhood Plan covering their respective areas for the plan period July 2017 to March 2031. Neighbourhood Development Plans and the policies contained within them are then used in the determination of planning applications. The northernmost portion of the site is allocated for residential development in the Storrington, Sullington and Washington Neighbourhood Plan ("NP"). It is noted during the Neighbourhood Plan process the allocation at the site moved away from the Parish Council's preferred option for delivering a larger area of housing and relocating the allotments into the South Downs

National Park. The South Downs National Park Authority (SDNPA) objected to this proposal and supported the current allocation. The relevant policies in the determination of this application are:

- 4.9 Policy 2 (ii) allocates the Ravenscroft Allotment site for development.

Table 4. Relevant Policies of the Storrington, Sullington and Washington Neighbourhood Plan

Plan	Policy	Title
Storrington, Sullington & Washington Neighbourhood Plan 2018-2031	Policy 2	Site Allocations for Development
	Policy 12	Recreation Facilities
	Policy 13	Allotments
	Policy 14	Design
	Policy 15	Green Infrastructure and Biodiversity
	Policy 16	Local Green Spaces
	Policy 17	Traffic and Transport
	Policy 18	Car Parking

Emerging Local Plan

Horsham District Local Plan

- 4.10 The Horsham District Local Plan 2023 to 2040 was submitted for examination in July 2024, and following hearings in December 2024 and April 2026, the Planning Inspector has, at the request of the Council, recommended a number of Main Modifications to make the Plan Sound.
- 4.11 Main Modifications are changes to the submitted Plan which are considered necessary to ensure that the Plan is sound.
- 4.12 Examination hearings will recommence on Tuesday 13 October 2026. Given the level of matters yet to be resolved by further examination sessions, a discussion of the draft policies does not form part of this planning statement. In the event that a new plan is adopted during the course of the applications' consideration, a Planning Statement addendum will be provided.

South Downs National Park

- 4.13 The Regulation 19 consultation on the proposed new South Downs Local Plan closed on 23 June 2026.
- 4.14 A summary of the representations received, and any proposed modifications will be considered by the Planning Committee on 12 November 2026 and by the National Park Authority on 8 December 2026, when a decision will be made on whether to submit the Local Plan for independent examination.

Whilst advanced, the Local Plan has not yet reached the examination stage and further changes may occur. In the event that a new plan is adopted during the course of the application's consideration, a Planning Statement addendum will be provided.

5. Planning Considerations

i. Principle of Development

- 5.1 The principle of development has previously been established through the determination of a Hybrid planning application submitted to Horsham District Council ("HDC") and the South Downs National Park Authority ("SDNPA").
- 5.2 The application was submitted to HDC under reference DC/21/2086 and to SDNPA under reference SDNP/21/04702/OUT, seeking:
- "Hybrid application consisting of full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estate roads) from Ravenscroft, and new community parkland."*
- 5.3 The application comprised a full planning permission element for the relocation and enhancement of the Ravenscroft Allotment site and an outline planning permission element for the erection of up to 78 dwellings, together with new community parkland. Under the outline element, all matters were reserved for subsequent determination except access, excluding the internal estate roads.
- 5.4 The applications were refused by the respective Authorities and subsequent appeals were made to the Secretary of State. Following consideration of the appeals (please see planning history section, above), planning permission was granted on 6 October 2023, subject to planning conditions and a legal agreement.
- 5.5 The decision establishes the acceptability in principle of the development permitted by the outline permission. The principle of residential development, the quantum of development, the approved access arrangements and the provision of community parkland have therefore been considered through the original application and appeal process, subject to the terms of the planning permission, the approved plans, the planning conditions and the legal agreement.
- 5.6 The application does not seek to revisit the principle of development established by the extant outline planning permission. Rather, it seeks approval of the detailed design.
- 5.7 The proposed reserved matters have been prepared to provide a high-quality development which accords with the principles and parameters previously considered and approved through the outline planning process.

ii. Development Control and Technical Considerations

- 5.8 The technical considerations are set out in the following subsections.

Housing Mix and tenure

- 5.9 The outline application set the quantum of development of up to 78 homes. The outline permission was subject to a legal agreement which also set the quantum of affordable housing (35%) and the mix of

those dwellings. This proposal is for 78 homes, of which 28 are affordable and 50 are for market purchase. The overall mix of dwellings is shown below.

Table 5. Housing Mix. (repeat of Table 1)

Dwelling size (bedroom)	MIX				
	Affordable Rent	Shared Ownership	Market Sale	Total	% Mix
1Bed	5	3	6	14	17.9%
2Bed	8	5	19	32	41%
3Bed	4	0	21	25	32.1%
4Bed	3	0	4	7	9%
Total	20	8	50	78	

- 5.10 The Applicant has already secured within a S106 legal agreement the provision of a total of 35% affordable housing in the correct mix that reflects local needs. A2Dominion, the Applicant, is an experienced Registered Affordable Housing Provider. In regard to market housing, the Applicant will provide a mix of dwelling sizes in accordance with the most up-to-date evidenced local need.
- 5.11 The proposal is compliant with Policy 15 and 16 of the HDPF and relevant sections of the NPPF.

Highways and Access

- 5.12 The Applicant's transport consultant, iTransport, has been appointed to provide transport and highways advice and prepare a Transport Statement in support of the application, building upon principles agreed at the outline stage and in accordance with approved access details. I-transport have been involved in the detailed design process and have advised on design accommodations required to deliver a safe highway environment.
- 5.13 The proposed internal highway network has been designed having regard to the principles of Manual for Streets and provides an appropriate and safe environment for pedestrians, cyclists and vehicles.
- 5.14 The proposed 5m-wide carriageways are sufficient to accommodate cars and larger vehicles, including refuse collection and emergency vehicles, whilst promoting appropriately low vehicle speeds. Swept path analysis has demonstrated that refuse collection and fire tender vehicles can safely access, manoeuvre within and egress the development in forward gear (Drawing Nos. ITB11290-GA-006A and ITB11290-GA-007A).
- 5.15 A continuous network of 2m-wide footways is provided throughout the development, providing safe and accessible pedestrian connections, including to the associated allotments. The low traffic volumes and vehicle speeds anticipated within the development allow cyclists to safely share the carriageway, with dedicated cycle infrastructure therefore not considered necessary.
- 5.16 With regard to the car parking required to support the residential development and the allotment the table below sets out the quantum shown in the layout drawings:

Table 6. Parking type and Quantum

Parking	
Parking Type	Quantum
Allocated	5
Unallocated	8
Allotment Parking	4
Replacement Parking for Ravenscroft	3
Total	20

- 5.17 Electric vehicle charging provision will be provided in accordance with the applicable Building Regulations requirements, including one charging point per dwelling.
- 5.18 Overall, the proposed access and movement arrangements provide an appropriate, safe and accessible network for all users and are considered acceptable in highway and transport terms.
- 5.19 The proposal represents a policy compliant scheme, with regard to Policies 40 and 41 of the HDPF and SD19 and SD22 of the SDNPLP and Policies 17 and 18 of the NP.

Lighting

- 5.20 The lighting scheme has been carefully designed to provide appropriate illumination while minimising unnecessary lighting and light spill. Lighting is focused on locations where it is required for highway and pedestrian safety, security and the safe use of the development.
- 5.21 The design has had regard to the ecological and landscape sensitivities of the Site, with the positioning and specification of lighting carefully considered to minimise potential impacts on retained vegetation, landscape features and ecological receptors.
- 5.22 Overall, the proposals provide a proportionate lighting solution that balances the need for safety and functionality with the protection of the Site's landscape, visual and ecological qualities. The proposal is compliant with Policy SD8 of the SDNLP and Policy 24 of the HDPF.

Flood Risk and Drainage

- 5.23 The proposed development is supported by a Drainage Assessment prepared by the Applicant's drainage consultants, Weetwood. The assessment builds upon preliminary drainage work undertaken at the Outline/Hybrid stage, which considered the drainage characteristics of the site, opportunities for the incorporation of Sustainable Drainage Systems (SuDS), and potential foul water connections. Weetwood has subsequently been involved in detailed design discussions and has advised on the development layout to ensure that it can accommodate the proposed drainage strategy and associated infrastructure.
- 5.24 The proposed surface water drainage strategy comprises the following principal measures:

- surface water runoff from the developed site will be directed to the existing drainage ditch adjacent to the northern site boundary;
- discharge rates will be restricted to the existing 50% AEP and 3.3% AEP greenfield runoff rates, with attenuation provided through a combination of oversized pipes, geocellular attenuation tanks, permeable paving sub-bases and an attenuation basin;
- everyday rainfall will be managed through a range of SuDS measures, including rainwater harvesting, water butts, permeable surfaces, rain gardens/tree pits and the attenuation basin. These measures will also provide water quality treatment;
- no new impermeable surface, requiring no drainage interventions in the Community Parkland
- responsibility for the future adoption and maintenance of the drainage infrastructure will be determined in accordance with the ownership and function of each element. The pipe network and certain SuDS features may be adopted by Southern Water, while SuDS within the curtilage of individual dwellings will remain the responsibility of the relevant property owner. SuDS serving open spaces may be maintained by a management company, while infrastructure conveying highway runoff may be adopted by the relevant highway authority.

5.25 The proposed drainage strategy provides a comprehensive approach to the management of surface water runoff, incorporating attenuation, controlled discharge, water quality treatment and a range of SuDS measures. The strategy has been developed to ensure that the proposed development does not increase flood risk and provides appropriate protection for future occupants. Subject to the detailed design and implementation of the measures identified within the Drainage Assessment, the development accords with Policy 35 and 38 of the HDPF and Policies 48, 49 and 50 of the SDNPLP, together with the relevant requirements of the National Planning Policy Framework.

Foul Drainage

- 5.26 The Drainage Assessment also includes details of foul drainage, again building on principles set out in the outline application.
- 5.27 Consistent with the outline proposal, it is proposed to discharge foul water flows from the development to the existing 150mm diameter public foul sewer within Browns Lane. A connection to the existing public foul sewer will be subject to the necessary approval from Southern Water. It is anticipated that a Section 106 application will be required for the proposed connection, which would be progressed as part of the detailed design stage.
- 5.28 A preliminary foul water drainage layout is provided within Appendix E of the Drainage Assessment. The proposed foul drainage strategy provides an appropriate means of managing foul water arising from the development and, subject to detailed design and approval by Southern Water, the development can be suitably connected to the existing public sewer network.

Utilities

- 5.29 The Preliminary Utilities Assessment submitted with the outline planning application sets out the initial conversations about connecting the site to main utilities, including internet. The report concludes that there are no envisaged issues in connecting the site to utilities. The applicant is satisfied that the proposed development can be serviced by the appropriate utilities, where the intention is to solely service the site with electricity.

Ecology and Biodiversity Net Gain (BNG)

- 5.30 A2Dominion are aware of the ecological sensitivities of the site and the higher protection afforded to land in the SDNP through the surveying and reports undertaken at the outline stage. The outline permission(s) have a number of ecological conditions attached, which must be complied with, prior to commencement and at other key stages. The Applicant has therefore not sought to replicate details that are to be provided in detailed discharge of condition applications. The Applicants Consultant ecologists, Ecology Co-op, have undertaken an interim walkover survey of the site and have provided their knowledge and input into the detailed design to ensure that ecology is sufficiently protected and matters align with the outline permissions and principles shown at the stage.
- 5.31 Statutory Biodiversity Net Gain is not required on the site, as the outline permission was granted before the relevant legislation came into place.
- 5.32 The overall conclusion of the assessment is that the proposed development has sought to minimise the potential impact that it may have on the ecology of the site and, if the avoidance, mitigation and compensation measures are implemented, the proposed scheme is unlikely to result in significant harm to biodiversity.
- 5.33 The proposal is compliant with Policy 31 of the HDPF and Policies SD2, SD4 and SD9 of the SDNPLP and Policy 15 of the NPP, as well as the requirements of the NPPF. Please refer to the accompanying report for full details.

Landscape

- 5.34 The Application is supported by a Landscape and Visual Impact Assessment Addendum (LVIAA) which reviews the existing landscape and visual baseline conditions, confirming that there has been no material change on the site or in its surrounding context. The landscape and visual baseline remain consistent with that established and assessed within the LVIA submitted in support of the Hybrid planning application.
- 5.35 The LVIAA reviews the proposed detailed drawing, setting out a differences in approach that would affect the landscape context of the site. The LVIAA, drawing from the DAS, identifies the differences between the RM proposals and the illustrative masterplan as shown at the outline stage. The Reserved Matters layout includes the following minor amendments:
- The removal of terraced units in favour of semi-detached to provide side access to rear gardens.
 - Introduction of SUDs basin and associated vehicular access within the northern area of public open space.

- The rationalisation of soft landscape spaces, including the introduction of a continuous green verge to the west of plots A16 and A34.
- The reconfiguration of car parking for the semi-detached properties to facilitate more street trees.

5.36 The minor amendments identified above are considered in the LVIAA to be beneficial, as they align with and enhance the intended character of the new neighbourhood, including the creation of tree-lined streets. The LVIAA concludes these amendments are limited in extent, do not materially alter the consented development parameters and are not considered to give rise to any additional or materially different landscape and visual effects to those assessed within the approved LVIA.

5.37 Furthermore, the proposed Community Park will provide opportunities for wildlife conservation, biodiversity and environmental education through areas of open pasture, reinstated hedgerows, wildflowers and scrubland. While the southernmost part of the park will remain inaccessible to the public, new mown footpath routes will provide access to the remainder from Greyfriars Lane, PRoW 2685 and the proposed homes. The use of mown path routes will reinforce the intended naturalistic landscape character.

5.38 As shown on the Soft Landscape General Arrangement Drawings and within the Design and Access Statement, the landscape proposals are appropriate to the receiving landscape of the South Downs National Park. The proposed landscape character, together with the long-term management approach set out in the Soft Landscape Management Plan, will maintain a naturalistic appearance while supporting biodiversity and the integration of the development into its landscape setting.

5.39 Overall, the Reserved Matters proposals retain the approved landscape framework and safeguard and enhance landscape and ecological assets where appropriate. They therefore represent a policy-compliant evolution of the approved scheme, consistent with the objectives of NPPF Policy DP3 and Policies N2 and N4, and do not result in any additional or materially different landscape or visual effects beyond those previously assessed and accepted.

Arboriculture

5.40 The Application is supported by a Tree Survey and Impact Assessment, a revised Tree Protection Plan and an Arboricultural Method Statement, prepared by Keen Consultants, the Applicant's Arboricultural consultants. Keen Consultants were also involved at the Outline/Hybrid stage and have provided significant input into the evolution of the Reserved Matters proposals. This has ensured that Arboricultural considerations have remained an integral part of the detailed design process.

5.41 The proposed development has been carefully designed to minimise the loss of existing trees. Only a limited number of trees are proposed for removal, the majority of which have been identified as being of low quality and value. The detailed layout has been developed to ensure that significant trees are retained wherever practicable and provided with sufficient space to support their long-term retention and protection.

5.42 The detailed layout also provides appropriate flexibility for the installation of services and utilities, with infrastructure located away from retained trees and their associated Root Protection Areas (RPAs) wherever practicable. Where services or utilities are required within RPAs, appropriate specialist

installation techniques and protection measures, as set out in the Arboricultural Method Statement, will be employed to minimise potential impacts upon retained trees and their root systems.

- 5.43 In addition to the retention and protection of existing trees, the proposals incorporate substantial new tree planting throughout the development. The proposed planting will provide a diverse and sustainable new tree resource, contributing to the long-term resilience of the site's green infrastructure while enhancing landscape character and, where appropriate, biodiversity value.
- 5.44 The Application proposals recognise the important contribution that existing and proposed trees make to the character, appearance and quality of the built environment, together with their wider environmental benefits, including their role in helping to mitigate and adapt to climate change. The Reserved Matters proposals therefore seek to retain and protect existing trees of value while integrating substantial new tree planting as part of a coherent landscape strategy. The proposals accord with the relevant Arboricultural, landscape and environmental considerations identified through the supporting technical information and are consistent with relevant local and national planning policy.

Built Heritage and Archaeology

- 5.45 The Application is supported by a Cultural Heritage Addendum prepared by Tetra Tech Consulting Limited. The Addendum reviews the archaeological and built heritage assessments submitted in support of the Outline/Hybrid application and considers whether their conclusions remain applicable to the Reserved Matters proposals. It also has regard to the findings of the Planning Inspectorate in allowing the appeals relating to the consented development.
- 5.46 The Reserved Matters proposals comprise details of layout, landscaping, scale and appearance pursuant to the approved Hybrid planning permission. The Cultural Heritage Addendum confirms that there has been no material change to the cultural heritage baseline since the submission of the original Archaeological Desk-Based Assessment and Built Heritage Statement. It further concludes that the Reserved Matters proposals are considered to have the same cultural heritage effects as the consented scheme. This is mainly due to that the layout of the scheme is consistent with that shown at Outline/Hybrid stage and the close involvement of Tetra Tech in the design of the proposal.
- 5.47 In built heritage terms, the Storrington Conservation Area and the Grade II* Church of St Mary the Virgin and Grade II Abbey Convent have been identified as the relevant designated heritage assets with the potential to be affected by the proposals. The assessment concludes that the potential effects upon the significance and setting of the relevant designated heritage assets remain within the parameters considered through the original assessment and subsequent appeal process and are not increased/raised as a result of the detailed design of the scheme.
- 5.48 The Planning Inspectorate previously considered the heritage implications of the development and concluded that the harm to the settings and significance of St Joseph's Abbey and the Storrington Conservation Area would be less than substantial. The Inspector also concluded that the public benefits arising from the development were sufficient to outweigh the identified less than substantial harm to the designated heritage assets. Those Public Benefits remain relevant and current, with housing need in

Horsham growing. Through the submission pack, the Applicant is of the opinion that the public benefits continue to outweigh harm to assets as a result of the proposal.

- 5.49 The Reserved Matters proposals have been developed within the parameters of the consented development and take account of the established heritage context of the Site. The detailed design, including the arrangement of built development and landscaping, provides an appropriate response to the relationship between the Site and the surrounding historic environment. In particular, the retention of existing landscape features and the provision of new landscaping assist in maintaining an appropriate transition between the development and the surrounding historic environment.
- 5.50 In archaeological terms, the Site retains archaeological potential, and the Cultural Heritage Addendum confirms that further archaeological investigation will be required. The previous appeal decisions established that such works could be secured by an appropriately worded planning condition. The Reserved Matters proposals do not therefore give rise to any new archaeological considerations beyond those already identified and addressed through the extant consent
- 5.51 Overall, the Cultural Heritage Addendum concludes that the effects of the Reserved Matters proposals on the historic environment fall within those identified through the original Built Heritage Statement and Archaeological Desk-Based Assessment and considered by the Planning Inspectorate through the appeal process. The heritage implications of the development have therefore been established through the extant planning permission, and the Reserved Matters proposals do not introduce any materially different effects.
- 5.52 The proposal is consistent with the NPPF, as the public benefits of the proposal (as set out at outline stage) greatly outweigh the harm to the (setting) of the heritage assets close to the site, and can be reviewed in the Inspector's Decision Letter. The detailed design is consistent with Policy 35 of the HDPF and Policy 12 of the SDNPLP.

Energy and Sustainability

- 5.53 AES Sustainability Consultants Limited has prepared an Energy and Sustainability Statement to support the application, addressing the national and local policy requirements relating to energy, climate change and sustainable design and construction.
- 5.54 The Applicant proposes a comprehensive package of energy-efficiency measures to meet the requirements of Approved Document L (2021), whilst seeking to reduce energy consumption and associated carbon emissions. The strategy follows a fabric-first approach, incorporating enhanced insulation, improved airtightness, reduced thermal bridging, energy-efficient services and low-energy lighting.
- 5.55 Low-carbon technologies will also be incorporated, including air source heat pumps (ASHPs) for the houses, hot water heat pumps for the apartments and photovoltaic (PV) panels on the houses. The Energy and Sustainability Statement identifies an indicative site-wide reduction in regulated carbon dioxide emissions of approximately 83.2% against the Part L 2021 baseline.

- 5.56 The sustainability strategy also incorporates measures to improve resilience to climate change, including passive measures to address overheating, alongside water-efficient fittings designed to achieve a consumption target of no more than 110 litres per person per day. Measures to reduce construction waste, promote responsible and recycled materials and provide appropriate waste and recycling facilities will also be incorporated.
- 5.57 Electric vehicle charging infrastructure will also be provided in accordance with the relevant Building Regulations and planning policy requirements.
- 5.58 Overall, the Proposed Development incorporates an integrated approach to energy efficiency, carbon reduction, renewable and low-carbon energy generation, climate resilience, water efficiency and resource management. The Energy and Sustainability Statement therefore demonstrates that the Proposed Development accords with the relevant national and local policy requirements relating to energy and sustainable development.

Residential Amenity

- 5.59 There are residential properties in close proximity to the site. These properties benefit from private parking and established plot boundaries. Residential boundaries will be strengthened, where appropriate, with landscaping. Conditions attached to the Outline/Hybrid decision would further protect residential amenity during the construction phases (Construction and Environmental Management Plans)
- 5.60 With reference to open space, the proposal includes the provision of significant on-site open space around the site and a Local Area for Play within the Community Parkland. These areas provide practical and usable space for future and existing residents.
- 5.61 The proposal is compliant with Policy 32 and 33 of the HPDF and Policy 14 of the NP. Please refer to the accompanying landscape work, plans, technical reports and Design and Access Statement for full details.

Planning Conditions and Obligations

- 5.62 The Applicant is content to accept any appropriately worded planning conditions that the Council may consider necessary to attach to any grant of permission, with due regard to the need to avoid duplicating conditions already imposed pursuant to the Hybrid Application.
- 5.63 Neame Sutton will liaise with the Council's officers throughout the determination of the application to agree the wording and scope of any conditions, as appropriate.

Planning Obligations

- 5.64 The Hybrid Application was permitted subject to planning conditions and a Section 106 Agreement. It is not anticipated that any further legal agreement will be required with Horsham District Council in connection with this Reserved Matters application. However, Neame Sutton will liaise with the Council during the determination of the application to confirm the position.

6. Summary and Conclusion

- 6.1 This Reserved Matters Application provides the detailed proposals for the development of 78 dwellings, following the grant of Outline Planning Consent, by appeal, in October 2023.
- 6.2 This Planning Statement demonstrates that the proposed development fully accords with all relevant policy requirements set out in the Development Plan, as well as with applicable national planning policy, and the parameters and principles agreed at the Hybrid/ Outline stage.
- 6.3 The scheme has been designed to a high standard of quality, reflecting contemporary best practice in sustainable residential development. The design approach has been informed by the Government's National Design Guide and other relevant guidance, ensuring that the proposals embody principles of good design, appropriate scale, and integration with the surrounding built and natural environment.
- 6.4 A comprehensive suite of technical reports accompanies this Reserved Matters submission, covering areas including transport, drainage, ecology, and landscape. These assessments confirm that there are no overriding technical constraints that would prevent the scheme from being delivered. Moreover, the reports identify opportunities to mitigate potential impacts and enhance local environmental quality.
- 6.5 The proposed development will generate a wide range of material planning benefits, as summarised in the accompanying table. These benefits include the provision of much-needed market and affordable housing, the creation of new, accessible, green and communal spaces, and contributions to local infrastructure and community facilities. Collectively, these benefits represent a significant positive contribution to the local area. These public benefits also outweigh the harm to heritage assets, through development in their setting, which has previously been characterised as less than substantial.
- 6.6 For the avoidance of doubt, the scale that I use to attribute weight comprises:
- Very Substantial
 - Substantial
 - Moderate
 - Limited

Table 5. Material Planning Benefits of the scheme

Benefit	Dimension	Weight the Applicant gives this benefit
Provision of 78 no. homes	Social	Very Substantial
Provision of 28 no. affordable homes in an area that is inherently unaffordable	Social	Very Substantial
An appropriate mix of dwelling types and sizes	Social	Substantial
Provision of new pedestrian linkages through the site and improved connectivity with the existing public right of way network	Social/Environmental	Substantial
Provision of onsite publicly accessible high-quality open space and play space (LEAP)	Social/Environmental	Substantial

Landscape and ecological enhancement	Environmental	Substantial
Provision of a managed surface water drainage system to improve the surface water regime locally	Environmental	Moderate
Delivery of short-term economic benefits during the construction of the development	Economic	Moderate
Delivery of long-term economic benefits arising from increased spending in the locality from the new residents	Economic	Moderate

6.7 The Reserved Matters submission delivers a number of substantial and demonstrable material planning benefits, which clearly outweigh any potential adverse effects. On this basis, the planning balance is strongly and overwhelmingly in favour of granting Reserved Matters approval, ensuring that the site can be developed in a manner that supports both local and strategic planning objectives.