Hearing Agenda

Tuesday March 4th 10:00

Albery House, Springfield Road, Horsham

Land at Ryecroft Lane, Storrington

Appeal reference: APP/Z3825/W/24/3355346

Appeal by Earlswood Homes and Sussex Design & Development

Erection of 20no dwellings (houses and apartments) with parking, landscaping and associated works with access via North Street/ Library Car Park.

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1. Introduction and preliminary matters

2. Plans

See schedule below

3. Planning Policy

Horsham District Planning Framework 2015

Policy 16 – Strategic Policy – Meeting Local Housing Needs
Policy 31 – Green Infrastructure and Biodiversity
Policy 32 – Strategic Policy – The Quality of new development
Policy 33 – Development Principles
Policy 39 – Strategic Policy – Infrastructure Provision
Policy 41 – Parking

Storrington, Sullington & Washington Neighbourhood Plan 2019 (modified 2020)

Policy 14 – Design
Policy 15 – Green Infrastructure and Biodiversity
Policy 18 – Car parking

4. Revised National Planning Policy Framework (December 2024)

5. Housing land supply situation

6. Main Issues

a) the effect of the proposal on the character and appearance of the area,

b) the effect on the living conditions of neighbouring and future occupiers, having regard to outlook, light and the provision of amenity open space,

c) the effect of the development on the long-term health of trees,

d) whether the proposed parking and access arrangements would be suitable and safe,

e) whether the proposal would meet relevant policy requirements for infrastructure and affordable housing,

f) the effect of the proposal on the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar Sites.

7. Other Issues

Any other planning issues of concern

8. Conditions (without prejudice to the outcome of the appeal)

9. Applications for an Award of Costs

10. Site visit arrangements

11. Close

Schedule of Plans and supporting documents

Location plan, block plan and proposed site plan – PL01 Rev I

Landscape Strategy Plan - 20/028-04

Apartment Block elevations - PL19 Rev D

Apartment Block floor plans - PL18 Rev D

House type A – PL10 Rev C

House type B – PL11 Rev C

House type C – PL12 Rev C

House type D – PL13 Rev C

House type E – PL14 Rev D

House type F – PL15 Rev C

Street scenes – PL20 Rev D

Affordable Housing Statement (undated)

Air Quality Assessment (NoiseAir, 8 May 2024)

Arboricultural Impact Assessment & Method Statement (Corsican Associates, 25 Jan 2024)

Design & Access Statement (ECE Architecture, Jan 2024)

Ecological Appraisal Report (Wychwood Environmental Ltd, Jan 2024)

Flood Risk Assessment and Drainage Strategy and appendices A-T (Motion, 7 May 2024)

Habitats Regulations Assessment Screening Matrix and Appropriate Assessment (Horsham District Council)

Heritage and Archaeological Desk based Assessment (PCA Heritage, 22 Jan 2024)

Phase 1 Desk Study (Albury S.I. Ltd, April 2024)

Transport Statement (Motion, 26 Jan 2024)

Water Neutrality Statement (Motion, 29 Jan 2024)