

‘Permission in Principle’ - PLANNING, DESIGN AND ACCESS STATEMENT
to be read in conjunction with drawings submitted for:

Sussex Topiary, Naldretts Lane, Rudgwick, Horsham, RH12 3BU

Erection of up to 9 x self-build Park Homes

Introduction:

The site relates to land (outlined red below) within an field used for the last few years for Caravan and Camping to the south of Naldretts Lane. The surrounding area has a mixed rural character comprising individual and rows of dwellings, gypsy pitches and commercial uses.

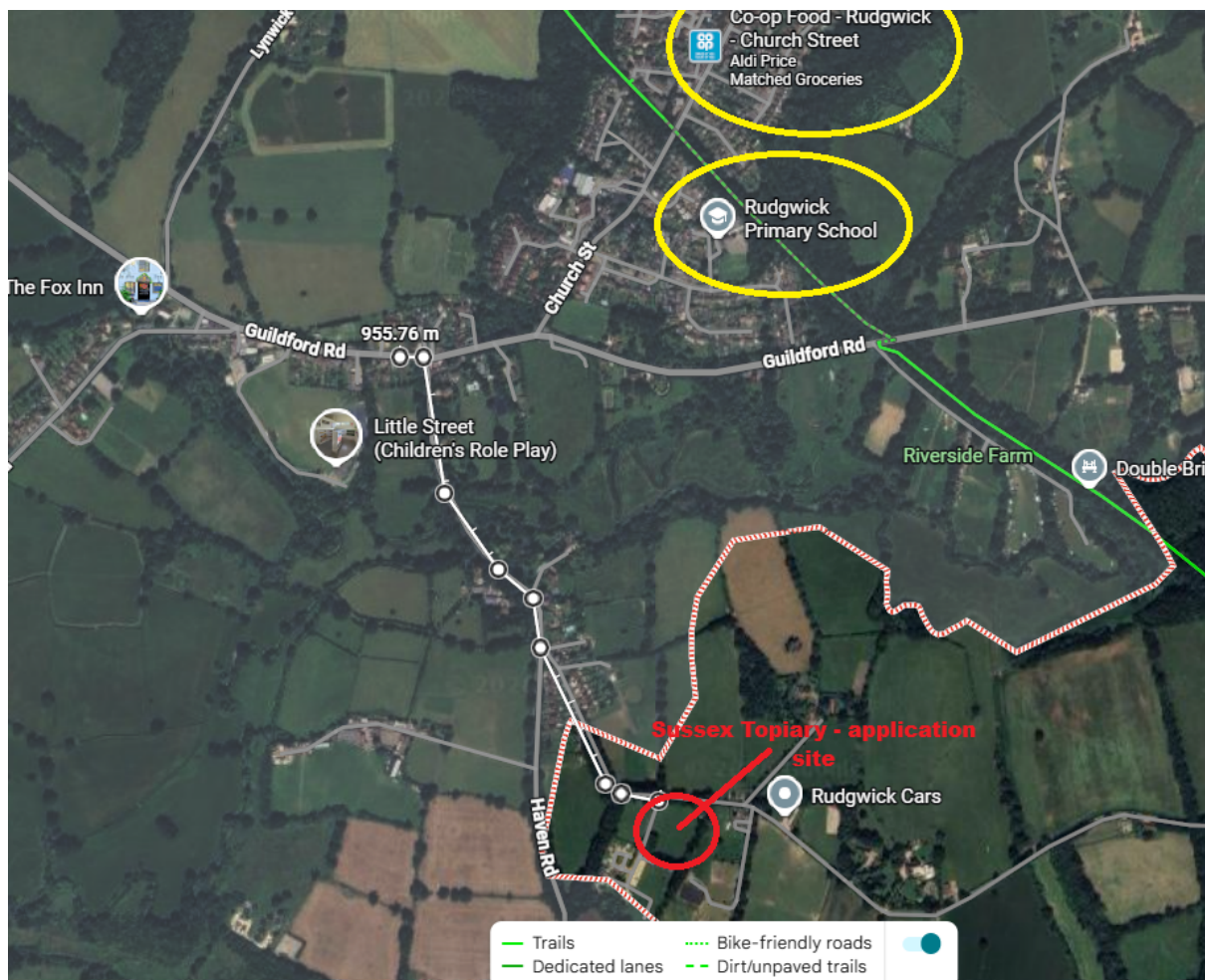
DESCRIPTION OF THE SITE (*Italicised extracts from DC/24/1502 officer report:*

“The application site is located outside of any defined built-up area boundary, and is located in the countryside in policy terms. The site is located approximately 850m from the built-up area of Bucks Green and approximately 1.2km from the built-up area of Rudgwick. The application site is accessed from Naldretts Lane and is enclosed by boundary hedging and trees to the north, east and south, with the boundary enclosed by post and rail fencing to the west. The surrounding area to the north, east and west is residential in character, with a matrix of fields and field boundaries to the south. Horsham Sports Club is located approximately 600m to the west and Chesworth House 500m to the south. The site is bounded by mature trees along the south, west and partially along the northern boundaries of the site”.

“WSCC Highways: No highway safety concerns with the current submission. The existing access would be used and, whilst this access is not ideal for the speed limit, the road is lightly trafficked and visibility is sufficient for the anticipated road speeds.

*There is sufficient space on Naldretts Lane for vehicles to manoeuvre in and out of the site. There are no recorded accidents within the vicinity of the site and no evidence to suggest the access is unsafe. 14 car parking spaces are proposed and no cycle parking has been demonstrated by the applicant. **The applicant is advised to consider the inclusion of cycle parking given that Rudgwick is a cyclable distance.** There are recommended conditions in respect of car parking spaces and cycle parking”.*

Site lies within rural area a short distance from the Rudgwick settlement boundary that lies to the north. Site not covered by any statutory designations; non-Green Belt, not AONB, not National Park, not SSSI.



A **Comparative sustainability assessment** accompanies the application confirming that the proposed development **is sequentially preferable by way of being in closer proximity to settlement boundary, convenience stores and cycling being a more realistic option** than the other allowed and appeal decisions that form part of the Executive summary below.

The site lies outside of any conservation area and within Flood Zone 1. There are no Listed Buildings on site and no Tree Preservation Orders apply.

The **traffic light highlighting** and bold type face throughout the Planning Statement emphasises the suitability of the proposal against the material planning considerations as part of the planning balance exercise.

Executive summary

The following policy provides full support; the proposed development would tie in with the character of the existing gypsy mobile homes and the ongoing annual caravan and camping uses.

Horsham District Planning Framework 2015

Policy 19 - Park Homes and Residential Caravan Sites

Proposals for the provision of park homes/residential caravans to meet a local district wide housing need will be supported provided that the development:

1. Is provided to meet a local housing need; there will be a requirement for them to be marketed in the first instance for a reasonable period of time to residents of Horsham district;
2. The park homes/residential caravans shall be used for permanent accommodation; and
3. No significant barriers exist in terms of flooding, poor drainage and poor ground stability.

Subsequent proposals for permanent housing development on the site or use as holiday accommodation will not be supported whilst the need for such accommodation exists.

Park Homes and Residential Caravan Sites - Policy 19

6.13 The continued development of park homes/residential caravans has a role to play in providing a form of low cost housing in the district. This form of development is not out of character in the district and has considerable appeal to many local residents. The need and demand for this type of accommodation will be closely monitored in the future to see whether it is still meeting the demand for low cost accommodation. The provision of this type of accommodation in the district enables a wide variety of housing types to be provided to meet housing need. Any proposal should where possible have been prepared in partnership with the local community.

The recent permission under ...

DC/23/1224 [Stationing of 3no. 2-bedroom residential park homes for year-round occupation](#) Brooks Green Park Emms Lane Brooks Green West Sussex

Permitted - Wed 15 May 2024

... provides a further example of why the application should analogously be permitted.

Permission in principle criteria

The permission in principle consent route is an alternative way of obtaining planning permission for a housing-led development which separates the consideration of matters of principle for the proposed development from the technical detail of the development.

The permission in principle consent route has 2 stages: the first stage (or permission in principle/PiP stage) establishes whether a site is suitable in-principle, and the second (technical details consent/ TDC) stage is when the detailed development proposals are assessed.

The Guidance <https://www.gov.uk/guidance/permission-in-principle> explains that the scope of PiP is limited to:

- Location,
- Land Use, and
- Amount.

The guidance explains that issues relevant to these 'in principle' matters should be considered at the PiP stage. Other matters should be considered at the TDC stage. It explains that Councils cannot list the information they require for PiP applications in the same way they can for applications for a planning permission. As a result, the applications are much simpler and straight forward.

A PiP cannot be used where an appropriate assessment is required.

Suitable mitigation and detail such as siting, number of dwellings and ecology can be secured at the TDC stage.

Planning history

DC/25/0369 [Campsite for 60 days starting 11th April 2025](#)

Sussex Topiary Naldretts Lane Rudgwick West Sussex RH12 3BU

DC/24/1502 Change of use to four pitch settled gypsy site along with the formation of hardstanding and utility/day room buildings.

Sussex Topiary Naldretts Lane Rudgwick West Sussex RH12 3BU

Ref. No: | Validated: Wed 09 Oct 2024 | Status: **Application Permitted - Thu 18 Dec 2025**

DC/24/0300 Campsite for 60 consecutive days between 29/03/24 - 31/08/24

Sussex Topiary Naldretts Lane Rudgwick West Sussex RH12 3BU

DC/23/1391 Campsite for 60 days starting the end of July 2023

Sussex Topiary Naldretts Lane Rudgwick West Sussex RH12 3BU

NC/23/0026 Camping Event, 11 nights only, 23/5/24 - 03/06/24 Maximum number of units per night 30 including all tents and caravans

Sussex Topiary Farm Naldretts Lane Rudgwick West Sussex RH12 3BU

Status: The information submitted confirms that the application site would be used as a Temporary Holiday Site by The Camping and Caravanning Club, who hold a Certificate of Exemption under the Caravan Sites and Control of Development Act 1960. It is thereby outlined that the use of the site for the specified purposes **would represent permitted development** under Class C of Part 5 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

DC/21/2102 Change of use of land for caravan and camping. (Proposal related to up to 85 camping / caravanning pitches).

Sussex Topiary Naldretts Lane Rudgwick West Sussex RH12 3BU

Ref. No: | Validated: Mon 13 Sep 2021 | Status: **Appeal dismiss.**

DISC/19/0307 Approval of details reserved by conditions 3, 4 and 6 on DC/19/1362

Sussex Topiary Naldretts Lane Rudgwick West Sussex RH12 3BU

Ref. No: | Validated: Fri 11 Oct 2019 | Status: **Application Permitted - Wed 04 Dec 2019**

DC/19/1362 Retrospective change of use of land for the stationing of caravans for residential purposes for four gypsy pitches, along with the formation of hardstanding and four utility/ day rooms ancillary to that use

Sussex Topiary Naldretts Lane Rudgwick Horsham West Sussex RH12 3BU

Ref. No: | Validated: Thu 25 Jul 2019 | Status: **Application Permitted** - Fri 04 Oct 2019



Above – Proposed up to 9 x Park Home site layout

Executive summary

As confirmed within the recent decisions below the Council cannot demonstrate a 5 year housing land supply.

The contribution that the proposed 9 Park Home housing units at Sussex Topiary would make to the Council's "very significant shortfall" in terms of housing supply should be afforded "substantial weight".

As the Inspector concluded at paragraph 87 of the Perrysfield Farm APP/M3645/W/24/3352066 (1) Appeal Decision: "...the Council is unable to demonstrate a Framework compliant supply of housing land and this will probably necessitate in the future the exploring of some sites to meet the housing need that require some compromises in terms of sustainable transport options, especially in a Council area that is predominantly rural." That conclusion applies equally to the appeal site and the proposed Spring Acres development.

(1) APP/M3645/W/24/3352066. The Council agreed that it can demonstrate only about 1.45 years of housing land supply. The appointed Inspector said there was "poor delivery in the past" and described the current position as "a very significant deficit" against Framework requirements and "a very poor level of housing supply, with little convincing evidence that this will substantially improve in the foreseeable future." He also concluded: "It is very likely, considering the very poor housing land supply, that Green Belt sites will need to be allocated or permitted for development to meet the housing needs of the area." In paragraph 91. He concluded: "The benefits of delivering 29 units of housing merit substantial weight in favour of approval."

Horsham Appeal Decisions

Appeal Decision APP/Z3825/W/25/3361339

Decision date: 28 October 2025 - Land at Thornhill Stables, Billingshurst Road, Coolham RH13 8QN - Construction of detached barn style dwelling confirms:

Main Issues

2. The main issues are:

- whether the site is a suitable location for the proposal having regard to the spatial strategy for the district

4. *As the appeal site is set within a small cluster of buildings in residential and commercial use, it does not appear isolated within its immediate environment. **Nor is it isolated in the context of paragraph 84 of the National Planning Policy Framework (2024) (the Framework).** Nevertheless, it is located outside of a built-up area boundary and is therefore located in the countryside for planning purposes.*

8. *As the Council is currently unable to demonstrate a five-year housing land supply in accordance with existing development plan policies, it has produced the Facilitating Appropriate Development Document (2022) (FAD) to support the delivery of housing in the interim period, pending adoption of a new Local Plan. While the FAD is guidance rather than policy, it adopts a more positive approach to residential development outside settlement boundaries. Notably, it allows for the consideration of unallocated sites located outside but adjoining built-up area boundaries. **However, the appeal site is not located in close proximity to any built-up area boundaries, and therefore the extent to which it would comply with the other criteria within the FAD is of limited relevance.***

9. *The appellant argues the site is sustainably located due to its proximity to Coolham which offers limited services such as a primary school, village hall, and public house. Within policy 3 of the HDPF Coolham falls under the 'Unclassified settlements' classification. The policy recognises such settlements as having few facilities and poor accessibility. While Coolham is about 0.6 miles from the site and reachable via pavement, **its limited services are unlikely to meet day-to-day needs.** Bus stops in the village also provide links to Billingshurst and Horsham.*

10. *The site is **around 2 miles from Billingshurst, a 'Small Town/Larger Village' under Policy 3, offering a good range of services, employment, and public transport.** Although buses connect Coolham to Billingshurst, I have not been provided with a timetable and so cannot be certain that the routes or timings would be viable for the typical daily needs of future occupiers. **Overall, I find that future occupiers are more likely to rely on private vehicles rather than to undertake local journeys by other modes of transport.***

11. *As such, the appeal site would not be a suitable location for the appeal scheme when applying the spatial strategy, having regard to local and national planning policy, and the*

accessibility of the site to services, facilities and employment opportunities. The proposal fails to accord with policies 1, 2, 3, 4, and 26 of the HDPF and policy HD1 of the NP. Amongst other things, these policies set out the settlement strategy, seek to limit development in the open countryside and minimise less sustainable forms of travel when accessing local services and facilities.

*19. The proposal would provide benefits associated such as making an efficient use of the site and contributing to local housing supply. The Framework seeks to significantly boost housing supply and emphasises the importance of small and medium sized sites. It also encourages the optimal use of underutilised land. The appellant indicates that there is an opportunity to improve on-site biodiversity through landscape planting. **These matters weigh in favour of the development.** The development would have temporary economic benefits through the creation of construction jobs during the construction phase. The proposal's future residents would provide economic benefits through expenditure in local shops and services. Whilst limited due to the size of the proposal, these also weigh in favour of the development.*

20. The design would reflect the appellant's individual requirements, and some evidence has been provided to indicate an intention for the dwelling to be delivered as a self-build project. However, no legal mechanism is proposed to secure its delivery as self-build housing in accordance with the relevant statutory definition. Consequently, there is no certainty that the scheme would contribute towards meeting the Council's legal duty to grant sufficient permissions for self-build housing. For this reason, this matter attracts only limited positive weight.

Planning Balance

*24. The appellant and the Council are in agreement that the Council cannot demonstrate a 5-year housing land supply. The appellant indicates that the Council has a 2.9 year supply of housing land, and this is reflected in the Council's Appeal most recent Authority Monitoring Report (AMR) 2022/23 (January 2024). **This is a significant shortfall.***

25. In these circumstances, footnote 8 of paragraph 11(d) of the Framework confirms that insufficient housing delivery dictates that planning permission should be granted unless, as per paragraph 11(d)(i); the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

26. The development would fall within the zone of influence of European sites, but the mitigation measures identified within the Water Neutrality Report would ensure that it does not harm the qualifying features of those sites. As such, the scheme falls to be considered against the second limb of Paragraph 11 d).

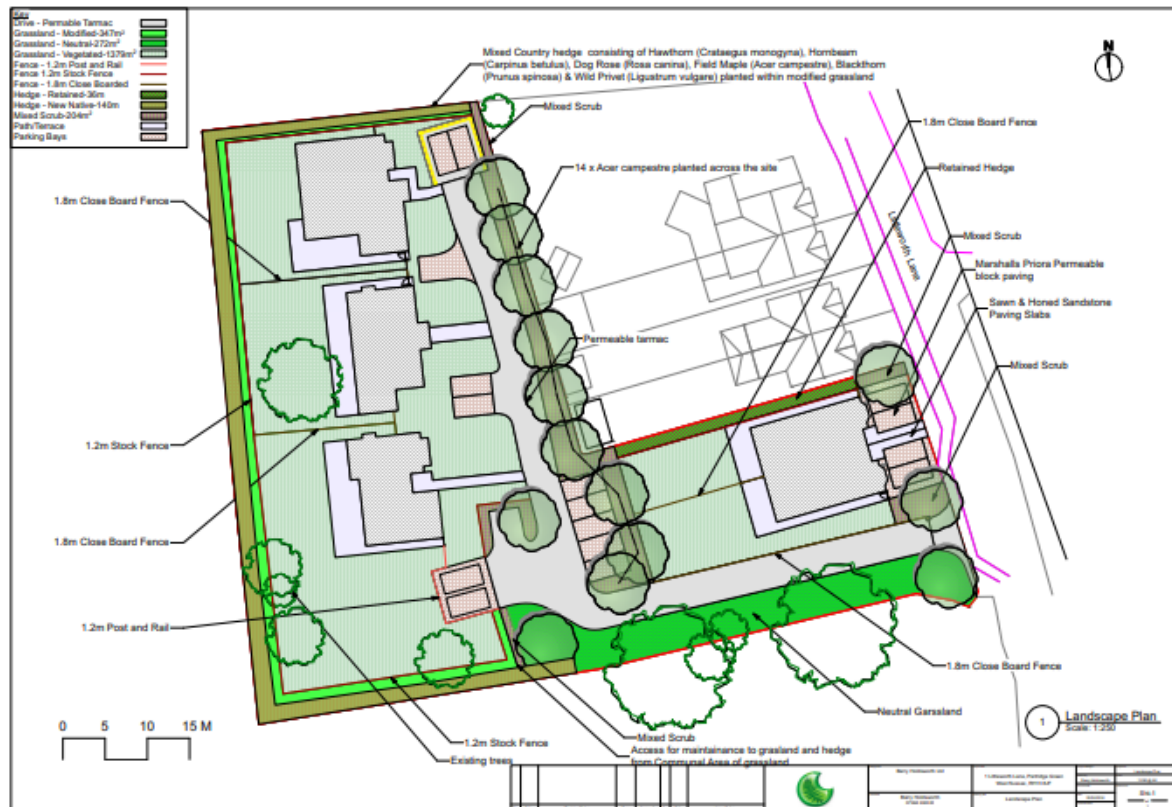
27. The proposed dwelling would be in a location that is not considered suitable when assessed against the relevant HDPF and NP policies. The site lacks close proximity to a wide range of essential services and facilities. Although there are some opportunities for travel by means other than private car, reliance on car journeys is likely to be significant. In these respects, the proposal would conflict with key development plan policies.

*28. Balanced against the harm are a number of benefits. The overall housing supply remains significantly deficient, and the provision of an additional dwelling would make a meaningful contribution to addressing this shortfall. The Framework recognises that small sites can make an important contribution to housing supply and are often built out quickly. There would also be modest economic benefits during construction and through local spending, as well as a small contribution to housing diversity. **While the scale of these benefits is modest given that only one dwelling is proposed, in the context of current housing pressures, even a single additional home represents a valuable and positive contribution.***

29. Taking all matters into account, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the proposal benefits from the presumption in favour of sustainable development as defined in paragraph 11d of the Framework.

Appeal Decision APP/Z3825/W/25/3364869

Decision date: 21 November 2025 1 Littleworth Lane, Partridge Green, West Sussex RH13 8JF • The application Ref is DC/24/1084. • The development proposed is the demolition of existing detached chalet style bungalow and outbuildings and erection of **1no. pair of three bedroom semi-detached dwellings fronting Littleworth Lane and 1no. three bedroom and 2no. four bedroom detached**, confirms:



Above - 1 Littleworth Lane, Partridge Green – 5 dwelling proposal

COMMENT – In comparison the proposed development by mirroring the development on the other side of West End Lane would not harm the character of the area. It would be consistent with it.

28. It is common ground between the main parties that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. The officer report advances a figure of 2.9 years, however the appellant has supplied me with the officer report pertaining to a more recent planning application¹ where the Council sets out that the supply of housing is 1 year. I have no more recent information before me to suggest a different figure. In such circumstances paragraph 11 d) ii of the National Planning Policy Framework (the Framework) states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

¹ LPA Ref: DC/24/1887

30. *In terms of benefits, the proposal would make an effective use of land and would contribute to boosting the supply of housing by providing a net gain of four dwellings in a location close to Partridge Green, where services, facilities and public transport are available. The proposal would assist in enhancing or maintaining the vitality of the rural community. There would be associated economic benefits during construction of the home and related employment for its duration, as well as future occupiers spending in the local economy. The Framework also recognises that small sites can be built out relatively quickly. **Owing to the Council's housing land supply position, these benefits attract considerable weight in favour of the appeal scheme.***

31. *Given the housing shortfall within the borough, and having regard to relevant case law, including the Suffolk Coastal² judgement which the appellant refers me to, I attach limited weight to the conflict with Policies 2, 3, 4 and 26. These policies seek to protect the countryside and restrict development outside of built-up area boundaries.*

32. *The proposed development would harm the character and appearance of the area for the reasons outlined above. That harm would be long lasting, and it therefore attracts substantial weight against the proposal. The Framework seeks to ensure that development is sympathetic to local character, including the surrounding built environment and landscape. Therefore, the conflict between the proposal and HDPF Policies 25, 32 and 33 should be given significant weight in this appeal.*

COMMENT – *In comparison the proposed development by mirroring the development on the other side of West End Lane would not harm the character of the area. It would be consistent with it*

PERMITTED APPLICATION: DC/25/0849 18th November 2025 for Permission in Principle for the demolition of existing buildings and erection of up to 9no. single storey dwellings at Delta, Shoreham Road, Small Dole, Henfield, West Sussex, BN5 9YG confirms:

6.15 Given the scale of the proposal in relation to Small Dole, the level of proposed growth can be seen as proportionate and appropriate. *Future occupiers would be within acceptable walking distance (some 0.8 kilometres) of Small Dole's services and facilities (post office and shop) and bus stops closer still for onward journeys to larger settlements. **Crucially, the Council is unable to demonstrate a five-year housing land supply, and this development would make a meaningful contribution towards meeting a local housing need.** At the same time, the land does not sit within or alongside any allocations in the adopted local plan, neighbourhood plan, or emerging plan. As such, bringing this site forward would not undermine or prejudice long-term strategic development.*

6.37 The proposed development comprises a development with a minimum of 5x dwellings and a maximum of 9x. Plots 1 to 3 are located within the Built-up Area Boundary of Small Dole and are considered acceptable in principle under local planning policies. Plots 4 and 5 lie just outside the Boundary but are adjacent to it. One of these plots benefits from fallback development rights under Class Q Prior Approval, whereas the other would represent a minor intensification of development, infilling between the consented scheme and the Builtup Area. These two plots (4 and 5) are deemed acceptable under the Shaping Development in Horsham (SD) policy. Although plots 6-9 are located further from the Builtup Area, the site remains adjacent to it thus would benefit from the provisions of the SD in principle (notwithstanding comments in relation to the landscape and character impact of the siting of dwellings in this location).

Appeal Decision APP/Z3825/W/25/3360134

Butlers, Tower Hill, Horsham, West Sussex RH13 0AQ which proposed outline application for the erection of 3 no single storey dwellings with all matters reserved confirms:

Main Issues

3. The main issues are:

- whether the proposal would be a suitable location for housing having regard to the Council's spatial strategy;
- the effect of the proposal on the character and appearance of the area; and
- the effect of the proposal on protected species and biodiversity.

7. Reference is made to the appeal site being in a sustainable location due to its proximity to Horsham and there being a bus service to the town. *Given that the appeal site is 350m from the settlement boundary and there is a nearby bus stop providing a service to Horsham, future occupants of the proposed dwellings would have reasonably good access to facilities. However, poor pedestrian access would weigh against the proposal. This is because the facilities in Horsham are towards the centre of the settlement and some distance from the appeal site, and the walk to Worthing Road that leads to Horsham, would be partly along Tower Hill, a narrow unlit lane with steep sides and no footpath. This route would therefore be dangerous for pedestrians and cyclists given that vehicles would be travelling up to 40mph close to vehicles.*

8. Policy 2 of the HDPF encourages the effective use of land by reusing Previously Developed Land (PDL) provided that suitable access to services and local employment is provided. Given the appeal site constitutes PDL and the dwellings would have reasonably good access to facilities, ***I consider the location of the appeal site to be well related to the settlement of Horsham and would therefore comply with the aims of this policy.***

2 DC/22/0495, DC22/2250 and DC/23/2278

11. In advance of the production of a new Local Plan, the Council has produced a Facilitating Appropriate Development³ Adopted 19th October 2022 (FAD) document relevant to the provision of new homes. The document sets out that given that the Council is unable to demonstrate a five year housing supply, the Council recognises that it is likely to receive applications outside of defined settlement boundaries. Given this position, the FAD details that it will positively consider applications that meet five criteria.

Notwithstanding that the appellant accepts that the proposal fails to adhere to the first criteria, i.e. that the site adjoins the existing settlement edge; reference is made to the Southwater Housing Needs Assessment. This document identifies a need for homes that would be suitable for young families and the elderly. Given that the proposal would provide three family homes, the scheme would positively contribute to local housing needs.

12. For the above reasons, whilst the proposal would positively contribute to local housing needs and provide reasonably good access to facilities in compliance with Policy 2 of the HDPF, it would be contrary to Policies 3, 4 and 26 of the HDPF. Collectively, these policies

seek to support growth in existing settlements and restrict development in the countryside, to protect its rural character and undeveloped nature.

Planning Balance

25. The extent to which protected species may be affected by the proposal have not been satisfactorily addressed and the proposal would not contribute to the enhancement of existing biodiversity. Substantial weight is afforded to this conflict with the development plan.

26. The Council concedes that it is unable to demonstrate a five-year supply of deliverable housing sites. The Annual Monitoring Report for the period 1st April 2023-31st March 2024 details a supply of one year, which represents a severe shortfall. Paragraph 11 d) of the Framework states that in these circumstances, the policies which are most important for determining the application should be deemed out-of-date. Permission should therefore be granted unless i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

27. In addition to the harm identified above, I attach limited weight to the conflict with Policies 3, 4 and 26 which seek to protect the countryside and restrict development outside of built up area boundaries. This is because the substantial housing shortfall indicates that the current boundaries are out of date but the aim for housing to be located within settlements aligns with the Framework.

28. Whilst the proposal would have an acceptable impact on the character and appearance of the area, the absence of harm is a neutral factor and does not weigh in favour of the proposal.

*29. The proposal would provide three dwellings in the district and positively contribute to local housing needs. This would make an important contribution to meeting the housing requirement for the area as indicated by paragraph 73 of the Framework, **particularly given that the Council concedes it is unable to demonstrate a five-year supply of deliverable housing sites, and the shortfall is substantial.***

30. Taking the above into account, I consider that the potential impact on EPS, failure to enhance biodiversity, deliver BNG and the limited harm in relation to the suitability of the site for housing, would significantly and demonstrably outweigh the stated benefits when assessed against the policies in the Framework when taken as a whole.

As confirmed above the Council cannot demonstrate a 5 year housing land supply

The NPPF requires that sites included in the housing land supply calculation should be 'deliverable'. This is defined in the glossary to the NPPF as the following: 'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on sites within five years.'

Policy considerations:

It is considered that the application will need to be assessed against the following policies. The proposed development suitably meets the requirements of each of the policies.

National Planning Policy Framework 2024

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

⁷ *The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green*

Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

COMMENT – The site does not lie within the above designations.

The permitting of the proposed development will assist towards meeting the unmet need for dwellings within the Council's administrative area.

Design and Development Objectives:

Good quality design with siting, layout, scale, form and appearance absorbing the development in the landscape and respecting local vernacular.

Design content, Amount, Layout and Scale justification:

In-depth dialogue with the clients, the architect and myself has culminated in a proposed residential development to be laid out to provide separate amenity areas and respect privacy to the both the proposed and adjoining properties.

The proposed development will be constructed in good quality materials sympathetic to surrounding dwellings. The proposed windows will be timber framed albeit with sealed double-glazed units. The proposed arrangement of accommodation and curtilage retains and offers high levels of privacy. Any anticipated associated use / enjoyment of land surrounding the building within the dwellings' proposed residential curtilage would not materially harm the character and amenities of the area and would not conflict with the openness of the countryside.

The neighbouring properties will not be affected by the proposed development. The property is well screened to each of its boundaries. The proposed conversion will not cause overshadowing or overlooking.

Based on being grey belt the form of the development would **be appropriate development** and absorb the development within the landscape. The external appearance will be designed to respect the local vernacular.

The proposed residential development would maintain and enhance the rural character of the area. The development will be moderate in scale and will respect the form, rural character and local style of building of its immediate setting.

Policy considerations:

It is considered that the application will need to be assessed against the following policies. The proposed development suitably meets the requirements of each of the policies.

National Planning Policy Framework 2024

Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

125. Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains –

such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that **some undeveloped land can perform many functions, such as for wildlife**, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved **unless substantial** harm would be caused.

Achieving sustainable development

The new NPPF restates at paragraph 7 that 'the purpose of the planning system is to contribute to the achievement of sustainable development ' Paragraph 10 goes on to highlight that there is a **presumption in favour of sustainable development**

Paragraph 8 of the NPPF sets out the following three dimensions to sustainable development:

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective -to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states: "These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area."

Paragraph 11 states: Plans and decisions should apply a presumption in favour of sustainable development For decision-taking this means:

c) approving development proposals that accord with an up to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

Paragraph 38 states that '**Local planning authorities should approach decisions on proposed development in a positive and creative way.**'

Achieving well-designed places

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

135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Proposals affecting the Green Belt

COMMENT – Whilst the site is not within the Green Belt it would make a nonsense of protecting the Green Belt if weight were not given to sequentially preferable countryside outside the Green Belt sites

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Footnote - 55 Other than in the case of development on previously developed land **or grey belt land**, where development is not inappropriate.

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**
- e) limited infilling in villages; and**
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.**

Horsham Development Plan Policy

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 4 - Strategic Policy: Settlement Expansion

Policy 19 - Park Homes and Residential Caravan Sites

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

Rudgwick Neighbourhood Plan 2021 (RNP)

Policy RNP1 - Spatial StrategyDesign of Development

Character & layout: The proposal respects and contributes to the distinctive character, appearance and amenity of the area in which it is located

Built form: The proposal is in keeping with the prevailing landscape/streetscape, reflecting the variety of local building types by using complementary building materials and designs, and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In the case of a residential extension, the proposal should not result in the creation of a terracing effect;

Parking: The proposal has regard to the adopted Parking Standards SPD (2012) or successor documents; maintains existing off-street parking spaces (including garages) where they are considered necessary to serve the existing buildings or use; and does not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety;

Safeguarding Amenity - The proposal does not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance;

Privacy: The proposal does not significantly harm the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect.

Environment: The proposals provide a satisfactory environment for the occupiers of both the existing and new development;

Resource efficiency: The proposal promotes the use of sustainable design and construction

Landscaping: The proposal ensures that landscaping is an integral element in layout design, making provision for suitable new planting, trees and boundary treatments to enhance the appearance, character and amenity of the site from the outset. The proposal is also expected to retain existing important features such as trees, hedgerows and walls wherever possible. Where a new road is required, a suitably hard and/or soft landscaped gap will be required between any existing properties and the new carriageway.

Interim statement on Climate Change / Sustainable House design:

To accord with Sustainable Construction, Renewable Energy and Energy Conservation principles and for their own future benefit the applicant is keen to make the proposed development very sustainable / 'future-proofed' due to the high cost of fossil fuels. The finished house will be designed with high levels of insulation and as such far exceed the 10% renewables Policy requirement.

Materials Specification - The "Green Housing" specification guide - The choice of materials is intended to accord, wherever possible, with the Green Guide to housing specification with the use of an overall summary rating of A for the composition of the external walls, roof and glazing systems, etc in order to minimise environmental impact, the summary of the rating includes for longevity of material, recycled input, recycle ability, currently recycled and energy saved by recycling.

Insulation – The proposed development allows for large amounts of insulation – significantly higher levels than required by Building Regulations.

Timber - All timber to be used is to be sourced from suppliers affiliated to certified schemes such as Forest Stewardship Council, Canadian Standards Association, Sustainable Forest Initiative or the Programme for the Endorsement of Forest Certification etc.

Lighting - Use of compact fluorescent, low energy lighting throughout the extension including LED lighting where possible.

Windows - The Windows will be installed with double glazed low E coated sealed units.

Access and parking:

The traffic generated will remain compatible with the environmental character of the

area and can be accommodated adequately on the surrounding road network.

Landscaping:

The site has a good mix of fencing, hedge and tree planting to its boundaries.

Conclusion:

The scheme suitably considers all Policy guidance, reflects its location both in scale and design and will not have a detrimental effect on the area.

The information submitted with the application shows that the proposed dwellings can be comfortably accommodated within the site. Matters such as appearance, visual impact on landscape, ecological impact and highways should not form part of the consideration of a Permission in Principle application and would be part of the Technical Details Consent stage.

The location, land use and amount of development proposed would be acceptable. The character and appearance of the area would not be adversely impacted, depending on the detailed design submitted for Technical Details Consent. As such the development proposal would be compliant with the aims of Section 12 of the NPPF, where paragraph 135 states that planning decisions should, inter alia, ensure that developments:

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In the context of the proposed scheme the proposals can be afforded significant weight.

The proposal is sustainably located and therefore no very special circumstances need to exist, other than a pragmatic planning balance against the material considerations so as to approve this application.

There are therefore no reasons for the proposal not to be accepted at this stage. In addition to the above the Framework acknowledges, that small sites can make an important contribution to meeting the housing requirements of an area which further supports this application. **The Council cannot demonstrate a 5 YHLS and therefore substantial weight should be applied to the development of this modest housing infill site.**

The proposed development will be carried out in a manner appropriate to the character of the building(s) and have no adverse impact on its surroundings.

Thank you in advance of your balanced consideration of the proposed application. Please maintain a dialogue with myself and the applicants if you have any questions, concerns or matters that require further elaboration.