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APPLICATIONS & APPEALS SERVICES

DEMOLITION OF OUTBUILDING. CONSTRUCTION OF SELF BUILD DWELLING AND DETACHED DOUBLE GARAGE

AT

LINDEN FARM, MARLPOST ROAD, SOUTHWATER, RH13 9BZ

PLANNING, DESIGN AND ACCESS STATEMENT

OCTOBER 2026



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1.0 INTRODUCTION

1.1 Planning permission is sought for the construction of a self-build chalet style dwelling on land at Linden Farm, Marlpost Road, Southwater, RH13 9BZ. An existing outbuilding will be removed as part of the proposal and the proposed dwelling will be accessed via the existing vehicle access from Marlpost Road.

1.2 This supporting Planning, Design and Access Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context –** explains the physical context of the site and its surroundings;
- **Planning Context –** relevant planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;
- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

1.3 This Statement demonstrates that the proposed development accords with the relevant national and local planning policies and that it is acceptable in all respects.

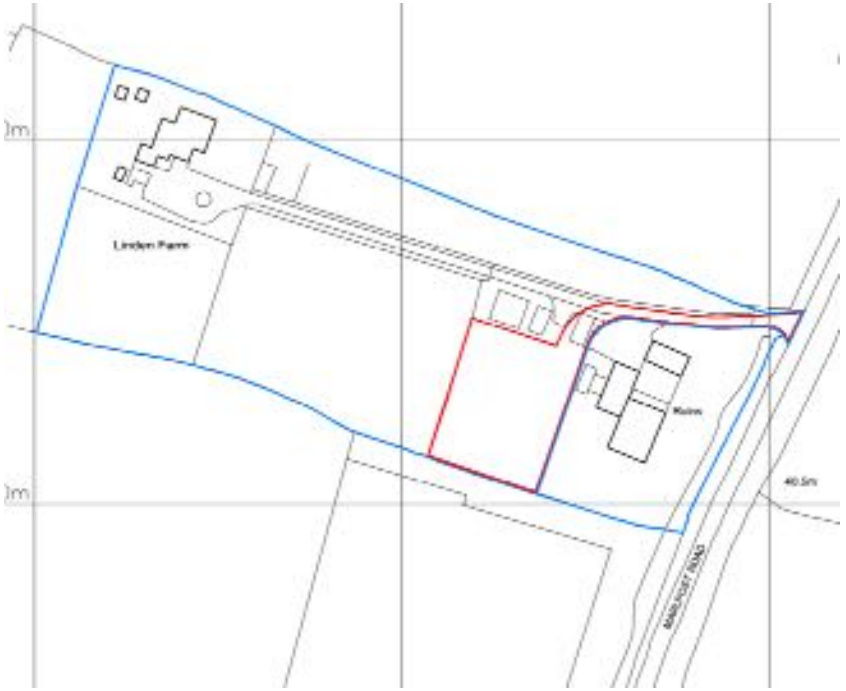
2.0 PHYSICAL CONTEXT

2.1 Linden Farm is located within the countryside (outside of a built-up area boundary) but it is less than 1 mile from the outskirts of Southwater to the north east. Linden Farm is accessed from Marlpost Road and comprises a detached dwelling and a number of outbuildings.

2.2 Two listed buildings are nearby on the opposite side of Marlpost Road; Marlpost Farmhouse (Grade II listed) and 'Barn to the North West of Marlpost Farmhouse (Grade II listed).

2.3 The Horsham District Council Local Plan Mapping shows the site to be covered by Jackrells Farm aerodrome and a Bat Sustenance Zone.

Figure 1: Site Location Plan



2.4 The following are photographs of the application site at Linden Farm:









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3.0 PLANNING HISTORY

3.1 The following is the relevant planning history for Linden Farm:

- SQ/105/00 – Swimming pool and enclosure. Application withdrawn 04 December 2000.
- SQ/48/97 – Erection of replacement shed. Application permitted 08 July 1997.
- SQ/41/95 – Non-compliance with agricultural occupancy condition. Application permitted 22 March 1996.
- SQ/50/94 – Conservatory. Application permitted 18 July 1994.
- SQ/11/91 – Change of use of redundant farm buildings to light industrial workshop facilities and new vehicle access. Application refused 17 April 1991.
- HR/20/87 – Erection of garage and conservatory. Application permitted 19 March 1987.

3.2 In support of this application, several decisions where planning permission has been granted for the construction of new dwellings outside of a built-up-area boundary within the Horsham District are included at Appendices NJA/1 – NJA/8. These appeals are referenced at Section 6 of this Statement.

3.3 Of particular relevance is the very recent appeal at High Chaparral, Washington decided under the new National Planning Policy Framework (NPPF) (Appendix NJA/1) and the appeal decision at Marlpost Meadows, Bonfire Hill, Southwater (Appendix NJA/5). Marlpost Meadows is located a short distance to the north east of Linden Farm and the appeal related to the construction of a single dwelling.

3.4 In addition, is also relevant and material to note the Planning Inspector's decision notice in respect of the Horsham Golf Club appeal (Appendix NJA/7) where planning permission was granted for the construction of up to 800 new homes (and other development) outside of the built-up area boundaries of Southwater and Horsham with the Inspector finding the site to be in an appropriate location to accommodate large scale residential development. In comparison, just one dwelling is

proposed at Linden Farm which is also accessible to Southwater by means other than the use of a private vehicle and resulting in minimal impact upon the countryside both visually and in terms of use.

4.0 PROPOSAL

4.1 The proposal is for the construction of a chalet style three bedroom self-build dwelling on land at Linden Farm. An existing outbuilding building will be removed as part of the proposal and the proposed dwelling will be accessed via the existing vehicle access from Marlpost Road.

Figure 2: Proposed Site Plan



Figure 3: Proposed Floor Plans





Figure 4: Proposed Elevations



NORTH FACING ELEVATION



WEST FACING ELEVATION



SOUTH FACING ELEVATION



EAST FACING ELEVATION

5.0 PLANNING POLICY

National Planning Policy Framework (NPPF) (August 2026)

5.1 The relevant policies of the NPPF are listed below and which are referred to in more detail where relevant within the assessment and concluding sections of this Statement:

Plan-Making Policies

- PM1: Spatial development strategies
- PM2: Local plans
- PM4: Supplementary plans
- PM9: Identifying and assessing land for development
- PM15: Examining local plans and minerals and waste plans

Decision-making policies

- DM1: Preparing development proposals
- DM2: Information requirements
- DM3: Determining development proposals
- DM4: Emerging development plan policies
- DM5: Development viability
- DM6: Use of planning conditions and obligations
- DM7: Relationship with other regulatory regimes

Achieving sustainable development

- S1: Positive plan-making
- S2: Producing a spatial strategy
- S3: Presumption in favour of sustainable development
- S4: Principle of development within settlements
- S5: Principle of development outside settlements
- S6: Neighbourhood plans and the presumption

Meeting the challenge of climate change

- CC1: Planning for climate change
- CC2: Mitigation of climate change
- CC3: Adaption to climate change

Delivering a sufficient supply of homes

- HO1: Assessing the need for homes
- HO2: Setting requirement figures for homes
- HO3: Providing land for homes
- HO5: Meeting the needs of different groups
- HO6: Planning for a diverse mix of sites
- HO7: Meeting the need for homes
- HO8: Providing affordable homes
- HO11: Isolated homes in the countryside
- HO13: Build out of residential and strategic sites

Making effective use of land

- L1: Planning for effective use of land
- L2: Making effective use of land
- L3: Achieving appropriate densities

Achieving well-designed places

- DP3: Key principles for well-designed places
- DP4: The design process

Promoting sustainable transport

- TR3: Locating development in sustainable locations
- TR4: Street design, access and parking
- TR6: Assessing transport impacts
- TR8: Public rights of way

Pollution, public protection and security

- P2: Ground conditions
- P3: Living conditions and pollution

Managing flood risk and coastal change

- F4: Flood risk for decision-making
- F5: The sequential test
- F6: Development in areas at risk of flooding from rivers or the sea
- F7: Ensuring development is safe from flooding
- F8: Sustainable drainage systems and watercourses

Conserving and enhancing the natural environment

- N2: Improving the natural environment
- N3: Trees in new development
- N4: Protected landscapes
- N6: Areas of particular importance for biodiversity and geodiversity

Conserving and enhancing the historic environment

- HE4: Securing the conservation of heritage assets
- HE5: Assessing the effects on heritage assets
- HE6: Proposals affecting designated heritage assets

Local Planning Policy

5.2 The 'development plan' comprises the Horsham District Planning Framework (HDPF) (2015) and in this case the Southwater Neighbourhood Plan 2019 – 2031 ('made' on 23 June 2021). The relevant policies are listed below:

Horsham District Planning Framework (2015)

- Policy 1: Strategic Policy: Sustainable Development
- Policy 2: Strategic Policy: Strategic Development
- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 15: Strategic Policy: Housing Provision
- Policy 16: Meeting Local Housing Needs
- Policy 24: Strategic Policy: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 27: Settlement Coalescence
- 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 Design and Construction
- Policy 38: Flooding

- Policy 39: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking

Southwater Neighbourhood Plan (2021)

- SNP1: Core Principles
- SNP2: Proposals for Residential Development
- SNP9: Home Standards
- SNP10: Residential Space Standards
- SNP13: Enhancing our Non-Motorised Transport Network
- SNP14: Adequate Provision of Car Parking
- SNP15: Driving in the 21st Century
- SNP16: Design
- SNP17: Site Levels
- SNP18: A Treed Landscape
- SNP19: Parish Heritage Assets

Emerging Policy

5.3 The Horsham District Local Plan 2023-2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024 for public examination. Hearings commenced, however in a recent letter dated 04 April 2025 the Planning Inspector found that the Duty to Co-operate had not been met and raised significant soundness concerns in relation to the Plan's housing requirement and spatial strategy. As a result, the Planning inspector recommended that the Council withdraw the Plan.

5.4 Matters have since progressed and in January 2026 a Planning Inspector was appointed to conduct a new examination of the Horsham Local Plan 2023-2040. Examination re-commenced with final hearings in October 2026 and adoption is presently anticipated for January 2027. In addition, and following the Government's changes to the Local Plan process and requirements, Horsham District Council has been mandated to start a new Local Plan as well, at the same time. As such, the Council presently has an emerging Local Plan at Examination stage, in addition to commencing work on a new style Local Plan. The HDPF and the Southwater Neighbourhood Plan

remain the adopted development plan documents relevant to the determination of this planning application.

Horsham District Council's Housing Land Supply Position

5.5 NPPF policy PM2 requires Local Plans to set out a positive vision and spatial strategy which supports the delivery of the spatial development strategy for their area, setting out specific proposals to meet development needs and for conserving and improving the environment.

5.6 In setting out a spatial strategy, policies for the minimum amount of development must be provided, land allocations and broad locations for growth for a period of no less than 10 years from the point of adoption of the Local Plan.

5.7 Similarly, NPPF policy S1 requires the development plan to positively for future growth and change by seeking to meet the development needs of their area, as a minimum. For spatial development strategies, and for Local Plans where a spatial development strategy is not in place, policy S1 states that this means providing for objectively assessed needs for housing, business and other uses as well as needs that cannot be met in neighbouring areas.

5.8 In respect of housing, NPPF policy HO1 requires the preparation of spatial development strategies and Local Plans where a development strategy is not in place to be based upon a housing need assessment that established the overall number of homes needed in an area as a minimum over the plan period, using the standard method.

5.9 NPPF policy HO2 stets out that the housing requirement figure should reflect the extent to which the identified needs of the area can be accommodated over the plan period as a minimum and be higher than the overall figure identified in the local housing needs assessment where appropriate.

5.10 In providing land for homes, NPPF policy HO3 states that Local Plans should identify a sufficient supply and mix of sites to meet or exceed the housing requirement figure and pitch and plot requirements for their areas over the plan period. In relation to housing this means providing:

i. ***'A supply of specific deliverable sites for five years following the intended date of adoption of the plan, with an appropriate buffer (as set out in Annex D); and***

ii. ***A supply of specific, developable sites or broad locations for growth for the subsequent years 6 to 10 and, where possible, for the remaining plan period, where the plan covers more than 10 years'.***

5.11 NPPF paragraph 8 at Annex B provides further guidance and states that Local Planning Authorities should identify and updated annually a supply of specific deliverable sites. This should be sufficient to meet a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old (with an appropriate buffer – NPPF paragraph 9 at Annex B).

5.12 In the case of Horsham District Council, the present HDPF was adopted in 2015 and it does not take into account the current standard method in its policies relating to the supply of new homes (specifically HDPF policy 15).

5.13 In addition, the Council's most recent Authority Monitoring Report (AMR) for 2024/25 (published on 19 December 2025) states that in accordance with the NPPF (2024 version), the Standard Method calculates the local housing need (at December 2025) to be 1,338 per year. This equates to 6,690 for the five-year period (1 April 2025 – 31 March 2030). However, as Horsham district has a 62% result from the 2023 Housing Delivery Test results, a 20% buffer must be added to this figure and this results in a total five year supply requirement of 8,028 (see paragraphs 3.21 – 3.26 of the AMR).

5.14 Paragraphs 3.40 of the AMR confirms that the Council can only demonstrate a **housing land supply of 1.7 years** and as such, it is unable to demonstrate a five-year supply as required by NPPF policy HO3. Specifically, the supply deficit is 5,286 homes which is significant (see table 6 of the AMR).

5.15 Previous versions of the NPPF also required Local Planning Authorities to demonstrate a five year supply of housing and the under provision of housing within the Horsham district has persisted for some time; the Council's AMR for 2023/24 set out

a 1 year supply of housing and the AMR for 2022/23 set out 2.9 years' supply.

Shaping Development in Horsham District Planning Advice Note September 2025

5.16 The Shaping Development in Horsham District Planning Advice Note (SD PAN) was approved by the Council on 17 September 2025. The SD PAN supersedes the Council's former Facilitating Appropriate Development (FAD) which was published in 2022.

5.17 The SD PAN is a material consideration in determining planning applications. It sets out the Council's aspirations for how development comes forward and the weight that can be given to current local planning policy within the context of legislation, national planning policy and guidance.

5.18 The Council's SD PAN acknowledges that the Council, at the time of writing, could only demonstrate a 1 year supply of housing land and that the Council's performance against the Housing Deliver Test is 62%. Accordingly, the Council has produced a Housing Delivery Action Plan.

Biodiversity and Green Infrastructure Planning Advice Note (October 2022)

5.19 The Council's Biodiversity and Green Infrastructure Planning Advice Note (PAN) provides guidance on how biodiversity and net gain should be taken into account within development proposals and applicants are encouraged to seek to achieve a 10% biodiversity net gain (BNG) or more.

Water Neutrality

5.20 The Horsham district lies within the Sussex North Water Resource Zone (WRZ) which is supplied from ground water abstraction, from the Folkestone bed of the Lower Greensand/Wealden Greensand semi-confirmed aquifer, close to Pulborough. The WRZ also covers the Arun district, Crawley borough, Chichester district and Mid Sussex district including areas located within the South Downs National Park.

5.21 The abstraction site is located on the River Arun, close to a group of nature conservation sites known as the 'Arun Valley Sites'. These are designated as a Special Area of Conservation,

Special Protection Area and Ramsar Site due to their rare and protected habitats.

5.22 In September 2021, Natural England issued a Position Statement setting out that it could not be concluded that water extraction was not having an impact on the protected Arun Valley sites and that development must not add to this impact by increased water abstraction. As a result, development was required to be 'water neutral' by not increasing the demand for water above current abstraction rates.

5.23 However more recently, on 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn. For individual applications, the Council will be using the 2024/25 water efficiency savings made by Southern Water to allow all development to move forward as water neutral from 01 November 2025. As a result, for Applicants, it is no longer a requirement to demonstrate water neutrality at planning application stage. This means that:

1. No water neutrality statement is now required.
2. No payment into SNWCS is needed to use the Southern Water capacity.
3. No bespoke conditions or s106 obligations are required to demonstrate water neutrality.

Relevant Legislation and Case Law

5.24 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.25 Specifically, section 70 (2) of the Town and Country Planning Act 1990 states that in dealing with an application for planning permission (or permission in principle), the authority shall have regard to the provisions of the development plan, including a post-examination draft neighbourhood development plan, any local finance considerations and any other material considerations (all so far as relevant to the application).

5.26 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

5.27 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (see Stratford on Avon v Secretary of State for Communities and Local Government [2013] EWHC 2074 (Admin)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.

5.28 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see Cala Homes (South) Limited v Secretary of State for Communities and Local Government [2011] EWHC 97 (Admin) and Tesco Stores Ltd v Dundee City Council [2012] UKSC 13).

6.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

6.1 NPPF policy S3 sets out the presumption in favour of sustainable development. This means:

a. ***'Policy S4 of this Framework should be applied when considering development proposals within settlements;***
b. ***Outside settlements, policy S5 should be applied; and***
c. ***In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay'.***

6.2 HDPF Policy 1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. Therefore, planning applications that accord with the policies of the HDPF will be approved without delay (unless material considerations indicate otherwise). Where there are no policies relevant to the application, or relevant policies are out of date, Policy 1 states that the:

'Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- ***Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
- ***Specific policies in that Framework indicate that development should be restricted'.***

6.3 The application site is located within the countryside and HDPF policy 26 seeks to protect the countryside from inappropriate development. The policy requires development to be essential to its countryside location and must meet one of four criteria set out. In addition, proposals must be of a scale appropriate to its countryside character and location.

6.4 In respect of NPPF policy S3, Annex B: Glossary of the NPPF describes a 'settlement' as follows:

'Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where the boundaries have yet to be defined). Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan. For the purpose of this Framework they also exclude villages which lie within or are defined as part of the Green Belt in the development plan'.

6.5 Whilst it is acknowledged that the site is located within the countryside, outside of a 'settlement' in the sense of a built-up area boundary as defined by the HDPF, there are compelling reasons which justify the proposed development when considering the policies of the NPPF and HDPF <u>*as a whole*</u>. These material planning considerations are addressed as follows:

<u>Housing Land Supply and Location</u>

NPPF

6.6 NPPF policy S5 (1) states that only certain forms of development should be approved outside settlements. The relevant criteria of policy S5 (1) where development is permitted are addressed as follows:

e. Limited infilling within groups of houses

6.7 The proposed dwelling would be situated close to other residential development located along Marlpost Road including Linden Farm itself and its associated outbuildings. In addition, the site closely relates to the group of houses to north east including Marlpost Farm on Marlpost Road and Marlpost Meadows, Ryelands Farm and Fern Hollow on Bonfire Hill.

6.8 There are additional properties further north named Swallows, Marlhurst and Swains and to the south of the application site there are two dwellings set back from Marlpost Road named Postlands and Steeplefield.

6.9 The NPPF does not include a definition of 'limited infilling' or 'groups of houses' however, the proposed construction of just one dwelling can reasonably be described as 'limited' and this would infill a small area of land, in-between Linden Farm dwelling and its outbuildings and close to a small group of houses within the vicinity on Marlpost Road and Bonfire Hill. The proposed dwelling will not therefore appear out of keeping with the existing pattern of development within the area which comprises small groups of dwellings together some more sporadic residential development along Marlpost Lane and Bonfire Hill.

6.10 In addition, the boundaries of the site are well defined and given the appropriate siting, scale and low impact design of the dwelling, it will not harmfully encroach into open countryside.

6.11 The proposed dwelling will not appear out of keeping with the character and appearance of the area and as it would represent 'limited infilling within groups of houses', the proposal complies with policy S5 (1) (e).

j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or

ii. Comprise major development for freight and logistics purposes which accords with policy E3

6.12 As set out, the Council is unable to demonstrate a five year supply of housing as required by the NPPF. The latest AMR 2024/25 (published 19 December 2025) confirms that the Council can demonstrate just 1.7 years' supply. Therefore, the

proposed development will address an evidenced unmet need for housing in the District.

6.13 In addition, the application site is physically well-related to the settlement boundary of Southwater, as shown at Figure 1, which is approximately 1 mile away.

6.14 Southwater is defined by HDPF policy 3 as a small town/larger village and it is one of the main settlements within the District. The policy describes these settlements as having ***'a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements/each other to meet some of their requirements'.***

6.15 Within Southwater, there is a wide range of local services and facilities including education, retail, a medical centre, numerous local businesses, employment opportunities, sport and recreation facilities and community groups and facilities.

6.16 Occupiers of the proposed dwelling will be able to access Southwater via Marlpost Road, Bonfire Hill and Church Lane which are quiet rural lanes that provide for a reasonable cycle route. In addition, there is a public right of way that runs along the south side of Marlpost Farm (close to Linden Farm) continuing all the way into Southwater, linking Marlpost Road to Ash Road in Southwater.

6.17 This public right of way links to other footpaths in the local area including to the Downs Link to the north and it is defined in the Southwater Neighbourhood Plan as a 'Promoted Route'. The landscape and visual amenity of users of a Promoted Route are protected by Neighbourhood Plan policy SNP13.4.

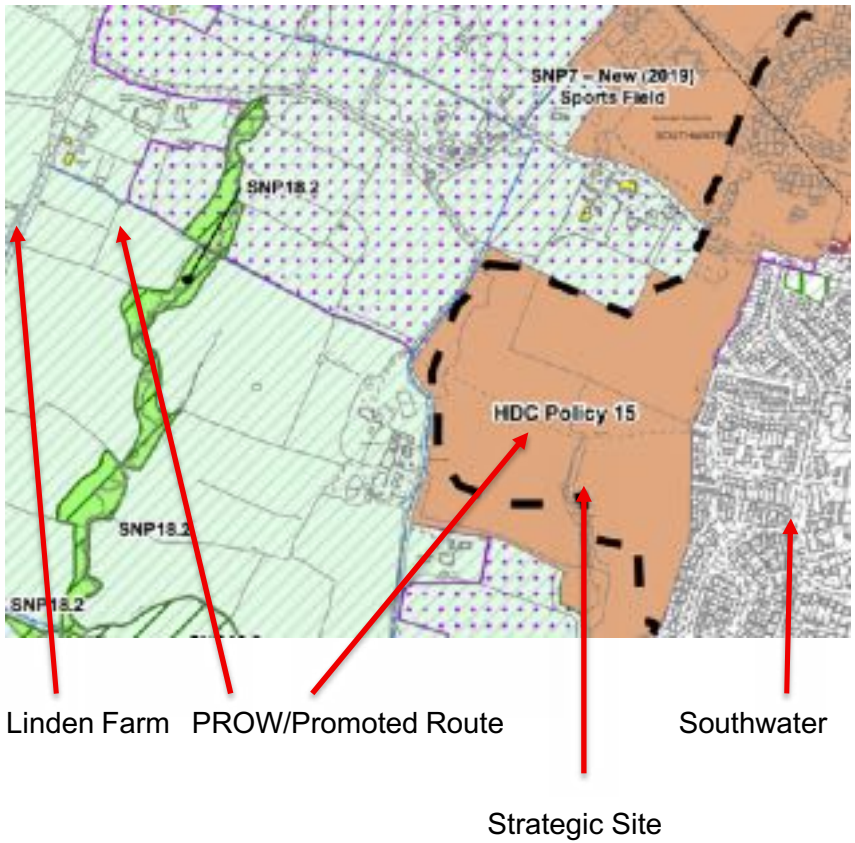
6.18 It should also be noted that areas to the west of Southwater are allocated by HDPF policy 15 and Neighbourhood Plan policy SNP2.2 for large scale housing development. This development will bring the settlement boundary even closer to Linden Farm.

6.19 There are a number of bus stops within Southwater including on Church Lane (at the village hall) and on Worthing Road. Buses provide regular services into Horsham and further afield.

6.20 Therefore as the application site is physically well related to Southwater, many of the day-to-day needs of the future occupiers may be met locally. The application site is therefore sustainably located and in an appropriate location to accommodate a new dwelling where its occupiers will not necessarily be wholly reliant on the use of a private vehicle to access local services and facilities.

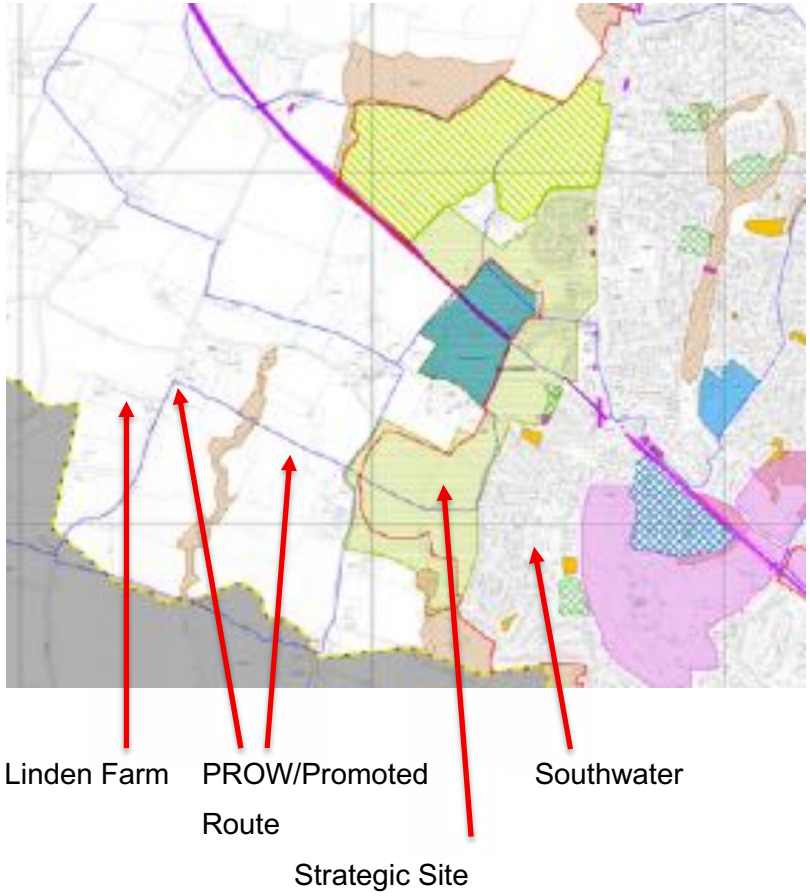
6.21 Furthermore, the proposed development is of a small scale, which can be accommodated taking into account the existing availability of infrastructure. The proposal therefore complies with the provisions of NPPF policy S5 (1) (j).

Figure 5: Extract from the HDPF Policies Map – Inset Map 16 Southwater



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Figure 6: Extract from the Southwater Neighbourhood Plan Policies Map (Map 2 – South)



6.22 In terms of the remaining criteria of NPPF policy S5, in applying the policy, the benefits of approving the development will not be substantially outweighed by any adverse effects and as such, there is no conflict with S5 (2).

6.23 In addition, the proposal would not amount to the development of isolated homes (i.e. those lying outside of a settlement, or *groups of houses* – NPPF policy HO11) and as such, there is no conflict with NPPF policy S5 (3).

6.24 Nevertheless, it must be noted that NPPF policy S5 (4) allows for development proposals, which do not fall within any of the policy's criteria, to still be approved in exceptional circumstances where the benefits of the proposal would substantially outweigh the adverse effects, including the character of the countryside and in relation to promoting sustainable patterns of movement. Substantial weight was given to policy S5 (4) in the recent appeal decision at High Chaparral, Washington (see Appendix NJA/1 and below).

6.25 In this case, the proposed dwelling is of a high quality design, of a limited and appropriate height, density, siting and layout which will not cause any harm to the visual amenities of the

countryside landscape. Furthermore, just one dwelling will not result in a significant amount of vehicle movements or unsustainable patterns of vehicle movements within the rural area (raising no conflict with NPPF policy TR3).

6.26 The Council has a long term under provision of a five year housing land supply and NPPF policy HO7 states that ***'substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community'.***

HDPF

6.27 In respect of the location of the application site and local planning policy, as the proposal complies with NPPF Policies S3 and S5 in particular, it is an acceptable form of development in the countryside in this instance. Compliance with the NPPF which was recently updated in August 2026 is considered to take priority over the policies of the HDPF in respect of the supply and location of new homes. Notwithstanding this, the relevant local planning policies are addressed as follows:

6.28 HDPF policy 2 seeks to maintain the rural character of the District and states that new development should be focused in and around ***'the key settlement of Horsham'*** with growth in the rest of the district in accordance with the settlement hierarchy set out at HDPF Policy 3 and also in accordance with HDPF Policy 4.

6.29 Policy 3 confirms that development will be permitted within towns and villages which have defined built-up areas and Policy 4 allows for settlement expansion, subject to the following criteria:

1. ***'The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.***
2. ***The level of expansion is appropriate to the scale and function of the settlement type.***
3. ***The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.***
4. ***The impact of the development individually or cumulatively does not prejudice comprehensive development, in order to not conflict with the development strategy; and***

5. ***The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced'.***

6.30 The supporting text for HDPF Policy 4 (and 3) sets out the following justification - ***'to ensure that development takes place in a manner that ensures the settlement pattern and the rural landscape character of the District is retained and enhanced, but still enables settlements to develop in order for them to continue to grow and thrive'*** (HDPF paragraph 4.6).

6.31 Given the fact that the Council cannot demonstrate an appropriate supply of housing, the Council's SD PAN previously referred to acknowledges that the Council is likely to receive applications for residential development outside of the defined built up area boundaries and on unallocated sites.

6.32 As such, the SD PAN (at paragraph 5.12) confirms that the Council will consider positively applications that meet all of the following criteria:

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

6.33 The above essentially follows the same principles of HDPF policy 4 with the exception that it does not contain the same requirement for sites to be allocated for development in the Local or Neighbourhood Plan.

6.34 The application site does not adjoin a built-up area boundary (existing or proposed) however equally, it is not located in isolated countryside for the reasons described. The site is

considered to be in a sustainable location and in a suitable position to accommodate a new dwelling without resulting in significant conflict with the Council's spatial strategy or the principles of the NPPF when considered as a whole, especially when under the context of a significant, long term under provision of housing land supply in the District and having regard to the site's situation within a group of dwellings and the close proximity to Southwater, one of the main settlements in the District.

6.35 In terms of criterion 2 of the SD PAN and HDPF policy 4, the level of expansion, just one dwelling, is small. Furthermore, and as set out, the low density of development is wholly appropriate to site's location which is close to other built form, including residential development set within well defined, spacious plots like the application proposal.

6.36 The proposed development meets local housing needs in the provision of a new home and the impact of the proposal will neither individually nor cumulatively prejudice comprehensive long term development. The proposal complies with criterions 3 and 4 of the SD PAN and HDPF policy 4.

6.37 In respect of criterion 5 of the SD PAN and HDPF policy 4, the application site is contained by an existing defensible boundary and the proposed dwelling will not harmfully encroach into open countryside.

6.38 In summary of HDPF policies 1, 2, 3 and 4, these policies encourage sustainable development and allow for the expansion of settlements outside of built-up area boundaries where the level of expansion is appropriate to the scale and function of the settlement type.

6.39 Given the small scale of development proposed, the sustainable location of the application site, the lack of any harm caused to the visual amenities of the countryside landscape (as further addressed within this Statement) and the high need for new homes within the District, it is reiterated that the proposal does not significantly conflict with the overarching principles of the Council's spatial strategy or the Council's SD PAN when considered as a whole, and especially in context of the updated policies of the NPPF.

6.40 It should also be noted that the proposed dwelling is deliverable in the short term in accordance with the NPPF and the Council's SD PAN (paragraphs 5.13 – 5.17).

Neighbourhood Plan

6.41 NPPF policy S6 (1) states that:

'***For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, providing the following apply:***

a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made, and
b. The neighbourhood plan contains allocations to meet its identified housing requirement (see policy HO2)'.

6.42 Whilst the Southwater Neighbourhood Plan allocates sites for new housing, the Neighbourhood Plan was 'made' in June 2021 and is now over five years old. As such, any conflict with the Neighbourhood Plan will not substantially outweigh the positive benefits of a new home, which will make a small but important contribution towards the supply of new homes within the District overall.

Self-Build Dwelling

6.43 The proposed dwelling is a self-build dwelling which is supported by NPPF policy HO5 which seeks to meet the needs of different groups and in doing so, requires policies to identify sites which can provide specific types of accommodation where there is an identified need, including plots for self-and custom build housing.

6.44 As of September 2026 there are 183 entries on the Council's Self and Custom Build Register of Interest of which 131 are Horsham District residents and 52 reside outside of the District. This therefore indicates that there is a demand for such homes within the District.

Small Sites and Rural Housing

6.45 NPPF policy HO6 requires the planning for a diverse mix of sites and requires Local Plans to allocate land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, and a further 10% on sites of between one and two and a half hectares, unless there are strong reasons why these targets cannot be achieved.

6.46 In addition, policy HO6 also requires Local Plans to allocated sites that will support and enhance the vitality of rural communities and enable villages to thrive, especially where this will support local services.

6.47 The NPPF therefore recognises the importance of small sites, such as the application site, to the supply of new homes, including homes within rural areas. The proposal will help meet both of these elements of policy HO6.

6.48 NPPF policy HO11 seeks to avoid the creation of 'isolated' homes within the countryside which will only be supported where certain criteria is met. In this case it is demonstrated that the application site is not situated within truly 'isolated' countryside as it forms part of a group of dwellings in addition to being physically well connected to Southwater.

6.49 As set out, HDPF policy 26 seeks to protect the rural character and undeveloped nature of the countryside against inappropriate development. However policy 26 must also be read in the context of the text at HDPF paragraph 9.18 which sets out that ***'The Council is seeking to identify the most valued parts of the district for protection, as well as maintain and enhance this natural beauty and the amenity of the district's countryside'.***

6.50 The NPPF recognises the importance of allowing new residential development within the rural areas which can help to sustain local rural communities. As such, appropriate residential development on sustainably located sites, such as the application site is arguably 'essential' in supporting the sustainable development of rural areas (HDPF policy 26, criterion 4).

6.51 It is reiterated that the proposed dwelling will be situated close to other built form, that the site is not located within a prominent

or isolated position and it is enclosed within well-defined and screened boundaries. Given the appropriate small scale of the proposed dwelling (and garage), there will be no harmful encroachment into undeveloped and open countryside. In addition, the site is already developed in the form of an existing building which will be removed as part of the proposal.

6.52 The proposed dwelling is of a high quality design and will not appear as an unduly prominently feature within the countryside landscape. Furthermore, it is reiterated that just one dwelling will not result in any significant or harmful increase in the overall level of activity within the countryside and it will not affect the tranquillity of the area.

6.53 Overall, there is no conflict with policy 26 in respect of its requirement for proposals to be of a scale appropriate to the countryside character and location and to protect/conserve/enhance key features and characteristics of landscape character (notwithstanding the site's location outside of a built-up area boundary).

Case Studies

6.54 The following decisions permit the construction of dwellings within the HDC countryside. Whilst all but two of these decisions were determined under the policies of former versions of the NPPF, it is still relevant to note that particular weight was given to the Council's insufficient supply of housing when applying the presumption in favour of sustainable development (former NPPF paragraph 11d).

1. DC/25/1300 – Land at High Chaparral, Washington

5.55 Permission in Principle was granted at appeal on 12 October 2026 for the construction of 4 x two storey dwellings on Land at High Chaparral, Washington (Appendix NJA/1).

5.56 The Planning Inspector noted that the Council has a current 1.7 years' supply of housing ***'which represents a significant shortfall'.*** The Planning Inspector did not find the site to be 'physically well-related to a settlement' (which would fall within the NPPF's definition) for the purposes of NPPF policy S5 (1)

(j). However, the site would be located ***'within a loose cluster of development and would not be isolated'.***

5.57 The Planning Inspector gave weight to NPPF policy S5 (4). This states that development proposals which do not fall within one of the categories set out in Policy S5 can be approved in exceptional circumstances where the benefits of the proposal would substantially outweigh the adverse effects, including the character of the countryside and in relation to promoting sustainable patterns of movement.

5.58 Whilst it was found that the proposal would conflict with HDPF policies 1, 2, 3, 4 and 26, Neighbourhood Plan policy 1 and the NPPF due to the site being outside of a built-up area boundary, not requiring a countryside location, not being physically well related to an existing settlement and that it would not limit the need to travel by private car, the appeal was allowed under the provisions of NPPF policy S5 (4). This was on the basis that no significant harm was found in relation to the character of the countryside or promoting sustainable patterns of movement and substantial weight was given to the provision of new housing (which outweighs the adverse effects).

2. DC/26/0035 - Land East of Spring Gardens, Washington

6.59 Planning permission was granted at appeal for the construction of a dwelling and relocation of existing stable buildings on 10 September 2026 (Appendix NJA/2).

6.60 The Planning Inspector confirms that NPPF policies S3 and S5 collectively define a revised presumption in favour of sustainable development. Policy S5 applies to development outside settlements and part 1 lists forms of development which should be approved, unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the policies of the NPPF taken as a whole.

6.61 The appeal site was found to be PDL in the location of the stables and hardstanding and to that extent, its redevelopment is supported in principle by NPPF policy S5 (1) (d) (and Neighbourhood Plan policy 1). However, part of the proposed dwelling would extend into the separate paddock area which falls outside of the definition of PDL.

6.62 The Planning Inspector also found Policy S5 (1) (j) to be relevant because of the fact that the Council has a *significant* shortfall in housing land supply. The NPPF excludes hamlets and scattered groups of houses located outside of a predominantly built-up area boundary and not specifically defined as a settlement in the development plan from the definition of a 'settlement'. The Planning Inspector did not find the appeal site to be physically well-related to the nearest settlements (which would fall within the NPPF's definition).

6.63 However, the Planning Inspector found the proposal to comply with NPPF policy S5 (1) (e) in relation to limited infilling within groups of houses outside settlements.

6.64 In this respect, the Planning Inspector noted that the ***'substantial cluster of built development around the appeal site includes a cohesive group of houses along Spring Gardens and next to the A24. The part of the site which would be developed is sandwiched between existing dwellings on either side. Like its neighbours, the proposed dwelling would front Spring Gardens, occupying a gap between 1 Spring Gardens and The Orchard and it would be on a plot of broadly comparable extent. It would be embedded within the established group of houses, in a position where a single additional dwelling could reasonably be described as infilling, notwithstanding any encroachment beyond the existing extent of PDL.***

Policy S5 does not require that proposals for redevelopment of PDL and/or limited infilling within groups of houses are physically well-related to a settlement, since that requirement only appears within parts 1h and 1j, with no indication that it is to be applied to other forms of development listed. On that basis, the proposed development is consistent with the forms of development which Policy S5 states may in principle be approved outside settlements, subject to weighing up the benefits against any adverse effects'.

6.65 Whilst the Planning Inspector found the appeal site to not be physically well-related to an existing settlement, it was noted that there are some modest services and facilities nearby (and within walking distance) and bus stops very close to the appeal site. In this case, having regard to NPPF policy TR3, the

Planning Inspector states that whilst there would be some adverse effects arising from increased travel by car, this should be given no more than moderate weight.

6.66 The Planning Inspector noted that NPPF policy HO7 makes it clear that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community. The proposal would make a modest contribution towards addressing an acknowledged and sizeable shortfall in housing land supply. In addition, since a self-build dwelling is proposed, there would also be a small contribution towards the supply of land for people wishing to build their own homes.

6.67 Overall, the Planning Inspector confirmed than when considered collectively, the benefits of the proposal would not be substantially outweighed by the adverse effects and in those circumstances, NPPF policy S5 states that development should be approved.

6.68 In respect of the weight given to the development plan, the Planning Inspector acknowledged that there would be conflict with HDPF policies 2, 4 and 26 however, in the circumstances of the case, this is outweighed by other considerations and ***'notable the presumption in favour of sustainable development as defined in national decision -making policies S3 and S5'.***

3. DC/24/1486 – Land at Thornhill Stables, Billingshurst Road, Coolham

6.69 Planning permission was granted at appeal in October 2025 for the construction of a two storey dwelling on land at Thornhill Stables, near Coolham (Appendix NJA/3).

6.70 The Planning Inspector did not find the appeal site to be in isolated countryside in the context of former NPPF paragraph 84 but also did not consider the site to be in a suitable location having regard to local and national policy in respect of the accessibility of the site to services, facilities and employment opportunities.

6.71 However, when considering the proposal in the planning balance, the Planning Inspector found the following:

'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 constriction 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 the current housing pressures, even a single additional home represents a valuable and positive contribution.

Taking all matters into account, the adverse impacts of granting planning 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'.

4. DC/22/2250 - Cowfold Lodge Cottage, Cowfold

6.72 Planning permission was granted at appeal in March 2024 for the construction of a log style dwelling at Cowfold Lodge Cottage, near Cowfold (Appendix NJA/4). Cowfold Lodge is located outside of the settlement boundary of Cowfold which is classed by the HDPF as a 'Medium Village' with a moderate level of services and facilities. The Planning Inspector found that the site was not in isolated countryside and that the appearance of the dwelling (a log cabin design) would not be inappropriate to the rural area and close to other buildings.

6.73 Whilst the Planning Inspector found that there would be some harm to the character and appearance of the area by way of a reduction in the openness of the countryside (and thereby resulting in conflict with HDPF policies 25, 26, 32 and 33), as the site is not isolated and the dwelling would not be unduly prominent, this harm would be modest.

6.74 In respect of location, the Planning Inspector found that the site would not be in a suitable location when judged against the policies of the HDPF but gave weight to the Council's deficient

housing land supply situation. The Planning Inspector found that the proposed dwelling would contribute towards the much needed supply of houses noting that:

'Small sites can often be built-out relatively quickly and in this case the appellant intends to occupy the dwelling. There would be economic benefits arising from construction to spend in the local economy. Although these benefits are tempered by the small contribution that one house would make in the economic context of the current circumstances the additional dwelling would be valuable' **(paragraph 24).**

6.75 Importantly and having regard to the provisions of former NPPF paragraph 11 d), the Planning Inspector found that the adverse impacts of granting planning permission would not significantly or demonstrably outweigh the benefits of an additional dwelling when assessed against the policies of the former NPPF taken as a whole. As a result, the Planning Inspector in applying the former NPPF's presumption in favour of sustainable development found that planning permission should be granted.

5. DC/22/0495 – Marlpost Meadows, Southwater

6.76 Planning permission was granted at appeal in August 2023 for the construction of a detached dwelling, outside of a built-up area boundary at Marlpost Meadows near Southwater (Appendix NJA/5).

6.77 Marlpost Meadows is located approximately 1.5km from the village centre of Southwater (a 'Small Town/Larger Village', as per HDPF policy 3). In noting the provisions of former NPPF paragraph 11 d) and the lack of a five year supply of housing within the district, the Planning Inspector found the proposal to be acceptable in the planning balance.

6.78 Limited weight was given to HDPF policy 26 in respect of development outside of built-up area boundaries on the basis that the housing shortfall dictates that those boundaries are out of date. The Planning Inspector found that the site's location outside of a settlement boundary did not therefore constitute a reason for refusing planning permission and found the proposal to be acceptable for the following reasons:

'The proposal would increase the supply of housing in the District and help to address the identified shortfall in new homes. The benefits of a single dwelling are very modest, but cumulatively windfall sites have a significant influence on supply. The Framework explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. The land forms part of the curtilage of an existing dwelling in the countryside and it would qualify as previously developed land under the definition set out at Annex 2 of the Framework. The site has reasonably good accessibility to services and facilities within Southwater, despite its location outside of the built-up area' (paragraph 17).

6.79 The Planning Inspector concludes that:

'In the overall planning balance, I conclude that there are no adverse impacts that would significantly and demonstrably outweigh the benefits. The proposal would therefore constitute an acceptable form of development in terms of the Framework, and this would be a material consideration sufficient to outweigh the conflict with the development plan arising from the location of development outside of settlement boundaries' (paragraph 18).

6. DC/24/1966 – Land North of Cowfold Road, Coolham

6.80 Planning permission was granted at appeal in March 2026 for the construction of 9 x dwellings on land to the east of Coolham (Appendix NJA/6). The main issues of the appeal were:

1. Whether the appeal site would be in a suitable location for the proposed development having regard to planning policy; and
2. The effect of the proposal on the character and appearance of the area.

6.81 In terms of the accessibility of the site, the Planning Inspector noted that ***'Within walking distance of the appeal site there is a primary school, a village hall and a public house. Access to them is via the A272 which, whilst unlit, possesses a pavement. Although residents would be required to cross the A272 to reach the facilities, they would be aided by the fact that the road has a 20mph speed limit. Dropped kerbs and tactile paving are proposed along the***

route to aid pedestrians. There are bus stops within walking distance of the site, with an early morning and afternoon bus on weekdays to higher order facilities in Horsham and Storrington, and an irregular service during the day' (paragraph 12).

6.82 Notwithstanding the above, when considering local planning policy, the Planning Inspector found the location of the appeal site to conflict with HDPF policies 1, 2, 3 4 and 26, policy SHIP HD1 of the Neighbourhood Plan and the Council's Shaping Development in the Horsham District guidance. However, when considering the proposal in the planning balance, the Planning Inspector found the proposal to be acceptable against the presumption in favour of sustainable development having regard to the shortfall in housing within the district, the provisions of former NPPF paragraph 11 d) and the site's location adjoining the edge of the settlement of Coolham.

6.83 The Planning Inspector also found that the proposed development would not result in harm to the character and appearance of the area, noting the site's proximity to Coolham Specifically the Planning Inspector comments at paragraph 17 that:

'The appeal site is however located close to Coolham, and its character is significantly influence by its proximity to the settlement. Whilst the appeal site forms a gap between the school and home farm, such that Home Farm is nominally outside the settlement, the compact form and domestic character of the converted farm buildings reflect the built-up area. The development of the site would not therefore be perceived as an encroachment into the countryside but rather as a consolidation of the settlement itself. Moreover, the strong existing boundary treatment around the site would limit the visual impact of the proposal when viewed from the countryside'.

7. DC/23/1178 - Horsham Golf Club, Denne Park, Horsham

6.84 Planning permission was granted at appeal in July 2025 for the construction of a sports and leisure hub, a golfing education facility, a local centre and sports facilities and up to 800 dwellings at Horsham Golf Club (see Appendix NJA/7).

Horsham Golf Club is situated in-between Horsham and Southwater.

6.84 In terms of housing land supply, the appeal decision notes that the Council is unable to demonstrate a five year supply of housing ***'or anything close to it'*** and that given the fact that the adoption of the new Local Plan is some time away, there is no ***'realistic or imminent prospect of that the current shortfall will be remedied through the development plan process'*** (paragraph 58 point 1). This means that the relevant policies, particularly the settlement boundaries, are considered to be out-of-date and the tilted balance in HDPF policy 1 and former NPPF paragraph 11 d) is engaged. The Planning Inspector further noted that ***'…it follows that the same boundaries within the Southwater Neighbourhood Plan must also be out-of-date'.***

6.85 The Planning Inspector found that ***'….in seeking to protect the countryside for its own sake and restricting development outside settlement boundaries, Policy 26 and SNP1 are inconsistent with the balanced cost/benefit approach set out in the NPPF. The balancing of harm against benefit is a defining characteristic of the NPPF's overall approach embodied in the presumption in favour of sustainable development. Because of this, where Policy 26 is used to restrict housing outside settlement boundaries, it cannot be seen to be consistent with the language of the NPPF'*** (paragraph 58 point 2).

6.86 The Planning Inspector set out that greenfield sites on the edge of Horsham and other top tier settlements will need to come forward if the housing needs of the district are going to be met. A realistic approach is advocated by the Planning Inspector, stating at paragraph 41 of the decision notice:

'Those principles apply with equal or greater force here because greenfield sites on the edge of Horsham and other top tier settlements will need to come forward if housing needs are going to be met. By virtue of their peripheral location, very few, if any, of these sites will score highly across all aspects of sustainable travel. Some, may be better located for walking and others, as in the case here, for public transport and cycling. If one were to take the Council's approach in this case, which was to rigidly apply 'recommended' walk distances to some destinations and

failing to balance that against the availability of other sustainable travel modes, there is very little prospect of the county meeting its ambitious housing targets'.

8. DC/26/0735 – Butlers, Tower Hill, Horsham

6.87 The Council granted Permission in Principle on 23 July 2026 for the construction of three dwellings at Butlers, Tower Hill near Horsham (Appendix NJA/8). The application site is within the settlement of Tower Hill but outside of a built-up area boundary. A previous outline planning application also for the creation of three dwellings was refused by the Council (DC/24/1086) and dismissed at appeal.

6.88 The Council's Committee Report for application DC/26/0735 comments that when considering the proposal against the relevant HDPF policies that make up the overarching spatial strategy, the principle of development would not be acceptable. However, weight was given to the Planning Inspector's comments in considering the previous appeal with the Committee Report stating the following:

'However, in the appeal decision (DC/24/1086), the Inspector noted the HDPF policies and commented that the proposal would positively contribute to local housing needs. In the appeal decision, the Inspector attached limited weight to the conflict with the HDPF policies which protect the countryside. The Inspector commented that '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.

The Inspector's decision to give limited weight in his decision to the principle of development within the development in the appeal scheme is a material consideration in the determination of this application for the same proposal'.

6.89 The Committee Report subsequently determined that planning permission should be granted for the following reasons:

'It is therefore concluded that although the proposal is contrary to the overarching spatial strategy due to its location outside of a built-up area boundary, the fact that

the location has previously been judged as acceptable by the Planning Inspectorate coupled with the absence of any other adverse impacts which would significantly and demonstrably outweigh the benefits of three dwellings means that the application is recommended for approval'.

Sustainable Development

6.90 NPPF paragraph 15 sets out that the purpose of the planning system it to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.

6.91 NPPF paragraph 17 sets out that achieving sustainable development means that the planning system has three overarching objectives for providing the homes, commercial development, facilities and infrastructure which society needs. These objectives are independent and need to be pursued in mutually supportive ways.

6.92 The proposed development meets the NPPF's three objectives of sustainable development as follows:

a) **an economic objective** – the proposal will make a small contribution to the local building industry and associated trades in constructing the new dwelling. Furthermore, occupiers of the new dwelling will help to support local services and facilities. The proposal complies with the economic objective of sustainable development.

b) **a social objective** – the proposal provides a suitable site for the creation of a single dwelling in close proximity to an established local community. The proposal will also make a modest but still important contribution to the supply of new homes within the District and the cumulative impact of windfall housing and its contribution to housing land supply should not be under estimated. The proposal complies with the social objective of sustainable development.

c) **an environmental objective** – the proposal makes efficient use of land and no harm will result to the visual amenities of the countryside landscape. The proposed dwelling is sustainably located and will be of a sustainable design and construction and matters of ecology and trees are appropriately addressed. The proposal is considered to

comply with the environmental objective of sustainable development.

7.0 LAYOUT, DESIGN & APPEARANCE

7.1 The NPPF at policy DP3 sets out the Government's key principles for well-designed places. In particular, development proposals should respond to their context (history, character and features of their site and its setting) so that they integrate with and enhance their surroundings.

7.2 NPPF policy DP4 requires design quality to be considered throughout the evolution, assessment and delivery of development proposals.

7.3 HDPF policy 32 requires high quality design for all development in the District. In addition, HDPF Policy 33 sets out the Council's key development control criteria and states that development should make efficient use of land, should not cause harm to neighbouring residential amenities, should be appropriate in scale, massing and appearance and be of a high standard of design. Development should also be locally distinctive in character and should use high standards of building materials, finishes and landscaping.

7.4 HDPF Policy 33 is addressed in detail as follows:

In order to conserve and enhance the natural and built environment developments shall be required to:

1. ***Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;***

7.5 The proposal makes efficient use of a small parcel of land with well-defined boundaries and there will be no harmful encroachment into undeveloped countryside. The proposal complies with criterion 1 together with NPPF policies L2 and L3 in terms of the appropriately low density of development proposed and making efficient use of land (with no harm caused to the overall character of the area and with the new development located in a sustainable location).

2. ***Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise,***

whilst having regard to the sensitivities of surrounding development;

7.6 The proposed residential use will not be unduly intensive and as such, there will be no harmful impact in respect of noise. The proposed dwelling is sited sufficiently away from other residential development and appropriately orientated to ensure that no harm will be caused to neighbouring residential amenity. A high quality living environment will be provided for future occupiers of the dwelling in respect of amenity space, good levels of natural lighting, privacy and spacious rooms. The proposal complies with criterion 2 and Neighbourhood Plan policies SNP9 and SNP10.

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

7.7 The proposed dwelling is of an appropriate scale, massing and height in relation to the site's character and location. As a result, the dwelling will not appear unduly prominent to views from outside of the site and the dwelling is of a high quality design which will relate sympathetically to the site's surroundings. The proposal complies with criterion 3.

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

7.8 The area is characterised by a range of different age and types of dwellings within the vicinity however, the proposed dwelling will fit in with the character and appearance of the area overall by being a detached dwelling, set back from Marlpost Road and situated within a spacious plot with ample space retained to the site boundaries. The proposal complies with criterion 4.

5. ***Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;***

7.9 The proposed materials will be of a high quality and appropriate to the rural setting. There is as such no conflict with criterion 5.

6. ***Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;***

7.10 The specific details of hard and soft landscaping can be agreed by condition. There will be no harmful loss of any important natural features and trees and the proposal complies with criterion 6 and Neighbourhood Plan policy SNP18.

7. ***Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.***

7.11 As set out, the proposed dwelling is appropriately laid out to ensure sufficient daylighting and a sufficiently sized private garden area. The dwelling will also be well insulated and energy efficient and built in accordance with Building Control standards. The proposal complies with criterion 7.

Proposals will also need to take the following into account where relevant:

8. ***Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;***

7.12 There is more than sufficient car parking (4 spaces) and turning area proposed on site for the new dwelling and the proposal complies with criterion 8.

9. ***Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area, and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public amenity areas by occupants of the site;***
10. ***Contribute to the removal of physical barriers; and***
11. ***Make a clear distinction between the public and private spaces within the site.***

7.13 The application site is safe and secure having regard to criterion 9 and there are no implications in respect of criterions 10 and 11. Overall the proposal complies with the design policies of the NPPF, HDPF policies 32 and 33 together HDPF policies 24, 25, 26 and 30 in the protection of landscape character and Neighbourhood Plan policy SNP16.

Heritage

7.14 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires (inter alia) special regard to be made to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest.

7.15 HDPF policy 34 requires development to reinforce the character of the historic environment and should make a positive contribution to the character and distinctiveness of the area.

7.16 The application site is not situated within a Conservation Area and it is not adjacent to a listed building. The closest listed buildings are on the opposite side of Marlpost Road; Marlpost Farmhouse (Grade II listed) and 'Barn to the North West of Marlpost Farmhouse (Grade II listed).

7.17 The proposed dwelling will not affect the setting of these listed buildings and as such, there are no implications in respect of the heritage policies of the NPPF, HDPF policy 34 and Neighbourhood Plan policy SNP19.

Ecology and Trees

7.18 NPPF policy N2 requires development to contribute positively to the natural environment, and support nature's recovery. This includes the need to minimise any adverse impacts on biodiversity. Similarly, HDPF policy 31 requires the protection and enhancement of biodiversity. Similarly, HDPF policy 31 requires the protection and enhancement of biodiversity.

7.19 NPPF policy N3 recognises the benefits which trees can provide for biodiversity, climate change mitigation and adaption, and the character and quality of the built environment.

7.20 This planning application is accompanied by a Preliminary Ecological Appraisal (PEA) which confirms that environmental and biodiversity matters are appropriately considered in accordance with the relevant policies. The proposed development will be carried out in accordance with the recommendations of the PEA.

7.21 In addition, the Arboricultural Report confirms at paragraph 3.5.2 that ***'No trees are to be removed to enable this scheme to be implemented. The proposed house and garage site outside the RPA's of five mature trees found on site. The mature Willow will require to be lifted to 5m above ground level over the access point to allow for construction traffic to pass onto the site'.*** Other tree protection measures are set out and the proposal will be implemented in accordance with these measures.

7.22 The proposal subsequently raises no conflict with the NPPF or HDPF policy 31 in respect of the protection of ecology and biodiversity and trees.

8.0 ACCESS & CAR PARKING PROVISION

8.1 NPPF policy TR3 encourages development to be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure. It states that development proposals that would generate a significant amount of movement, in the context of the areas within which they would be situated, should be in locations that are sustainable (or which can made so).

8.2 In addition, policy TR3 states that any significant adverse impacts from the development on the transport network or highway safety should be mitigated to an acceptable degree and the environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account.

8.3 In rural areas, policy TR3 recognises that opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an areas should be taken where they exist and can be supported by the development proposal.

8.4 Just one dwelling will not result in the creation of a 'significant' amount of traffic and it is demonstrated that the site is sustainably located.

8.5 NPPF policy TR4 sets out that to contribute to creating well-designed places, transport considerations should be integral to the design of the development.

8.6 In assessing transport impacts, NPPF policy TR5 requires development proposals that are likely to generate significant amount of movement to be supported by a transport statement and a travel plan.

8.7 HDPF Policy 40 requires (inter alia) new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel. HDPF Policy 41 states (inter alia) that adequate car parking must be provided within new developments.

8.8 The proposed dwelling will be accessed via the existing gated entrance from Marlpost Road which is suitable to serve the new dwelling.

8.9 In terms of car parking, space for the parking of at least four cars will be available which is sufficient provision for a three bedroom dwelling. The proposal complies with the provisions of the NPPF and HDPF policies 40 and 41 and Neighbourhood Plan policies SNP14 and SNP15 in respect of highway and car parking matters.

9.0 CONCLUSIONS

9.1 This Statement supports the proposal for the construction of a three bedroom self-build dwelling and detached garage on land at Linden Farm, Marlpost Road, Southwater. The proposed dwelling will be accessed via the existing access from Marlpost Road and an existing outbuilding will be demolished as part of the proposal.

9.2 As set out at Section 4, case law confirms when considering whether a proposal complies with a development plan, it is not necessary to say that it must accord with every policy of the development plan and the question is whether it accords with the development plan overall. In addition, paragraph 7 of the NPPF confirms that its national decision-making policies should be read as a whole.

9.3 Therefore it is necessary to consider the following aspects of the proposal in the planning balance:

- Whilst the application site is located outside of a settlement, In accordance with NPPF policies S3 and S5 (1), the proposal complies with the presumption in favour of sustainable development.

- Specifically, the proposed development comprises limited infilling within groups of houses, as permitted by NPPF policy S5 (1) (e). In addition, the proposed development will address an evidenced unmet need for housing (the Council cannot demonstrate a five year supply of housing land as required by the NPPF), the site is physically well-related to a settlement with numerous amenities (Southwater) and the construction of a dwelling is of a (small) scale that can be accommodated taking into account the existing availability of infrastructure. The proposal is therefore also permitted by NPPF policy S5 (1) (j).

- In respect of NPPF policy S5 (2) and S5 (3) the benefits of the proposal would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies of the NPPF and the proposal would not amount to the creation of a new isolated home (i.e. those located outside settlements *or groups of houses* – NPPF policy HO11).

- Notwithstanding the appraisal under NPPF policy S5 (1), NPPF policy S5 (4) allows for development that does not fall in any of the exceptions listed at S5 (1) to be approved in 'exceptional circumstances', where the benefits of the proposal would substantially outweigh the adverse effects, including the character of the countryside and in relation to promoting sustainable patters of movement. In this case, the proposed dwelling is of a high quality design which will not adversely affect the character of the countryside. In addition, just one new dwelling will not generate significant levels of new vehicle movement and the site is sustainably located (NPPF policy TR3). Given the significant under provision of housing within the District, in this case the provision of a new home would outweigh any adverse effects including conflict with the Council's spatial strategy.

- The proposed development is for a self-build home which is supported by NPPF policy HO5. In addition, the cumulative provision of individual homes in helping to meet the housing supply of an area should not be under estimated as acknowledged by NPPF policy HO6 in respect of the need to plan for a diverse mix of sites, including small sites and on sites that will support and enhance the vitality of rural communities. Importantly, NPPF policy HO7 requires that *substantial* weight is given to the benefits of providing new homes which will contribute to meeting the evidenced accommodation needs of the community.

- The proposed dwelling has been carefully designed to ensure that it is of a high quality construction and appearance and of an appropriate height, scale, siting and mass with no harm caused to the visual amenities of the area (including the countryside landscape) or to neighbouring residential amenity. In addition, matters of ecology and trees are also appropriately addressed.

9.4 The benefits of granting planning permission for the proposed development would not be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework as a whole. Therefore, in accordance with NPPF policies S3 and S5 HDPF policy 1, planning permission should be granted for the sustainable development proposed.