

Planning Statement



Project: Planning Statement
 Site name: Rickman's Green Village
 On behalf of: Artemis Land and Agriculture Ltd
 Date: 30 November 2022

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A. SUMMARY AND CONCLUSIONS

- I. This Planning Statement has been prepared by DLBP Ltd on behalf of Artemis Land and Agriculture Limited ("the Applicant") to accompany the following planning applications for Rickman's Green Village, Rickman's Lane, Plaistow RH14 0LE:
 - i. *Full planning application for the erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure (Phase 1); and*
 - ii. *Outline planning application for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure. All matters reserved other than access. (Phase 2).*

The vision

2. The proposed new settlement will be a high-quality, well-planned, sustainable form of development. The development will provide up to 600 homes (including 30% affordable homes) to the east and west of Rickman's Lane, focused around a new village hub providing employment, retail, leisure and education opportunities and facilities (separate planning application ref 22/01735/FULEIA).
3. There is also the opportunity for education provision. It is envisaged that the development would come forward in one of two possible ways (subject to ongoing discussions with West Sussex County Council):
 - if the education provision was to come forward, then there would be up to 520 homes on the entire site; and
 - if the education provision is not required, there would be up to 600 homes.
4. The homes will be built to a traditional style, comprising a range of different sizes and tenures, including affordable homes.
5. A considerable amount of technical work has been conducted to ensure that Rickman's Green Village does not have adverse impacts that would warrant the refusal of planning permission. The considerable benefits to the community and the wider area will include:
 - the provision of high-quality housing, of which up to 180 will be affordable housing and thus available at lower than market value;
 - improvements to walking and cycling infrastructure, and public transport – including the implementation of a new, twice-hourly bus service between Rickman's Green Village and Billingshurst, to offer a link to the nearest town and thus connection to a range of facilities including a rail station and the opportunity to connect with an existing bus service for onward travel to Broadbridge Heath and Horsham;
 - employment creation;
 - the creation of new habitats; and

- the creation of new open spaces and circular countryside walks.

Context, Planning Assessment and Balance

6. Policy 4 of the Council's Local Plan sets out the housing need for Chichester District over the plan period, from 2012 – 2029. The stated housing need was below the Objectively Assessed Need for the District, however, so was to be reviewed within five years of the Plan being adopted in 2015. The Council has not undertaken this review and, as such, Policy 4 is now out of date.
7. Central government has also concluded in a number of recent appeals¹ that the Council cannot demonstrate a five-year housing land supply. In this scenario, policies that restrict new development which could make a positive contribution to the shortfall of housing conflict with the objectives of the Framework, and so are considered out of date and carry less weight in the determination process.
8. In this context, all other Local Plan policies that relate to the delivery of housing are also out of date. This includes Policy 2, which defines the settlement hierarchy in the District, and policies 25 and 45, which seek to control development in the North of Plan area and in the countryside, respectively.
9. Rickman's Green Village is located in the North of Plan area, outside of a defined settlement boundary and in the countryside where the current Local Plan seeks to restrict development. The status of policies 2, 4, 25 and 45, being out of date, means that any conflict with these policies can be afforded, at best, limited weight, as confirmed by an Inspector in a recent appeal decision².
10. Policy I of the Local Plan relates to the presumption in favour of sustainable development and sets out that, where relevant policies are out of date, the Council will grant permission unless material considerations indicate otherwise - taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.
11. Rickman's Green Village will provide housing that is deliverable in the short term to contribute towards the Council's five-year housing land supply. This is a benefit which should be afforded significant weight. Rickman's Green Village will also provide numerous other benefits, including:
 - Social:
 - the provision of up to 600 new, high-quality homes, of which 30% will be affordable;
 - the provision of a new two-form entry primary school and early years and special educational needs provision;

¹ APP/L3815/W/22/3291160, 19 August 2022, paragraph 88; APP/L3815/W/22/3299268, 17 October 2022, paragraph 31; APP/L3815/W/21/3286315, 22 April 2022, paragraph 38; APP/L3815/W/21/3270721, 27 May 2022, paragraph 83.

² APP/L3815/W/22/3291160, dated 19 August 2022, paragraph 9.

- the provision of new open space, including play areas, formal recreation areas, and allotments;
 - improvements to existing walking and cycling infrastructure; and
 - the introduction of new walking routes, including circular countryside routes.
- Economic
 - additional expenditure to the local economy during construction, and creation of jobs during construction;
 - additional expenditure in the local area; and
 - integration with the proposed village centre, including retail elements of the Whole Farm Plan.
 - Environmental
 - improvements to existing protected and non-protected habitats, and creation of new ones;
 - a Biodiversity Net Gain of 45%; and
 - provision of a new, twice-hourly bus service between Rickman's Green Village and Billingshurst.
12. These range from moderate to significant to substantial in weight, that outweigh any potential adverse impacts such that planning permission should be granted.
 13. This is also the case on the operation of the titled balance within the National Planning Policy Framework.
 14. Rickman's Green Village is also being promoted through the emerging Local Plan. As part of this process, the Council needs to show that it is exploring every opportunity to meet its housing need of 670 homes per year, which equates to 11,390 homes until 2039.
 15. Historically, the Council has sought to meet the bulk of its housing need in the south of the District. But the Council has acknowledged this area as being heavily constrained, most recently by infrastructure problems such as those relating to the A27 highway and wastewater treatment. Solutions for addressing these constraints have been investigated by the Council but have been deemed financially unviable and therefore undeliverable.
 16. Subsequent advice from the Planning Inspectorate concluded that the Council should reassess its spatial strategy and distribution of development in other parts of the District to establish whether the housing need could be met in another way. The Council is therefore now considering whether its housing needs could be accommodated in the north of the District.
 17. The Council's Housing and Economic Land Availability Assessment 2021 confirmed Crouchlands Farm as being "*potentially suitable for rural enterprise-led development / residential mix*", comprising commercial and tourism uses in addition to 600 dwellings.

Rickman's Green Village has also been actively promoted through the emerging Local Plan process by way of formal discussions with the Council's Planning Policy Officers, and subsequent issuing of additional supplementary information.

18. Given the current status (at the time of writing) of the Council's emerging Local Plan, the site's identification in the Housing and Economic Land Availability Assessment 2021 and the promotion activity can be given limited weight. If the Council decides to allocate the site to assist it in meeting its housing need, then this proposed allocation can be given significant weight.
19. The above clearly indicates that permission for both full and outline applications for Rickman's Green Village should be granted.

B. INTRODUCTION

21. This Planning Statement accompanies the following planning applications for Rickman's Green Village, Rickman's Lane, Plaistow RH14 0LE:
 - i. *Full planning application for the erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure (Phase 1); and*
 - ii. *Outline planning application for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure. All matters reserved other than access (Phase 2).*
22. The full planning application ("Rickman's Green Village Phase 1") is supported by the following documents:
 - Application Form;
 - Community Infrastructure Levy Form 1: CIL Additional Information;
 - Community Infrastructure Levy Form 2: Assumption of Liability;
 - Affordable Housing Statement, prepared by DLBP;
 - Agricultural Land Classification Statement, prepared by Reading Agricultural Consultants;
 - Air Quality Impact Assessment, prepared by Royal HaskoningDHV;
 - Arboricultural Impact Assessment, prepared by SJA Trees;
 - Archaeological Assessment, prepared by Border Archaeology;
 - Baseline Lighting Report, prepared by DPA Lighting;
 - Biodiversity Net Gain Assessment and Calculations, prepared by Ecology Co-Op;
 - Deliverability Statement, prepared by DLBP;
 - Design and Access Statement, prepared by HLM Architects;
 - Ecological Impact Assessment, prepared by Ecology Co-Op;
 - Environmental Statement, prepared by Royal HaskoningDHV;
 - Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Royal HaskoningDHV;
 - Heritage Statement, prepared by DLBP;
 - Interim Position Statement Briefing, prepared by DLBP;
 - Land Quality Assessment, prepared by Royal HaskoningDHV;

- Landscape and Visual Impact Assessment, prepared by ShielsFlynn;
 - List of Proposed Conditions, prepared by DLBP;
 - Lighting Strategy and Lighting Impact Assessment, prepared by DPA Lighting;
 - Minerals Assessment, prepared by Hughes Craven;
 - Noise Assessment, prepared by Royal HaskoningDHV;
 - SI06 Draft Heads of Terms, prepared by DLBP;
 - Statement of Community Involvement, prepared by DLBP;
 - Sustainable Design and Construction Statement, prepared by DLBP;
 - Transport Assessment, prepared by Royal HaskoningDHV;
 - Travel Plan, prepared by Royal HaskoningDHV; and
 - Water Neutrality Report, prepared by Ward Associates.
23. The outline planning application (“Rickman’s Green Village Phase 2”) is supported by the following documents:
- Application Form;
 - Community Infrastructure Levy Form 1: CIL Additional Information;
 - Community Infrastructure Levy Form 2: Assumption of Liability;
 - Affordable Housing Statement, prepared by DLBP;
 - Agricultural Land Classification Statement, prepared by Reading Agricultural Consultants;
 - Air Quality Impact Assessment, prepared by Royal HaskoningDHV;
 - Arboricultural Impact Assessment, prepared by SJA Trees;
 - Archaeological Assessment, prepared by Border Archaeology;
 - Baseline Lighting Report, prepared by DPA Lighting;
 - Biodiversity Net Gain Assessment and Calculations, prepared by Ecology Co-Op;
 - Deliverability Statement, prepared by DLBP;
 - Design and Access Statement, prepared by Carter Jonas;
 - Ecological Impact Assessment, prepared by Ecology Co-Op;
 - Environmental Statement, prepared by Royal HaskoningDHV;
 - Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Royal HaskoningDHV;

- Heritage Statement, prepared by DLBP;
- Interim Position Statement Briefing, prepared by DLBP;
- Land Quality Assessment, prepared by Royal HaskoningDHV;
- Landscape and Visual Impact Assessment, prepared by ShielsFlynn;
- List of Proposed Conditions, prepared by DLBP;
- Minerals Assessment, prepared by Hughes Craven;
- Noise Assessment, prepared by Royal HaskoningDHV;
- SI06 Draft Heads of Terms, prepared by DLBP;
- Statement of Community Involvement, prepared by DLBP;
- Sustainable Design and Construction Statement, prepared by DLBP;
- Transport Assessment, prepared by Royal HaskoningDHV; and
- Travel Plan, prepared by Royal HaskoningDHV;

The applicant

24. Artemis Land and Agriculture is the current owner and operator of Crouchlands Farm. Artemis purchased Crouchlands Farm in 2019 and has spent more than £7.5 million remediating and regenerating the site and addressing the effects of historic damage caused by the previous use and operations. This remediation work has included the removal of a biogas plant, clearance of waste materials and restoration of waste storage lagoons, and improvements to the existing Public Rights of Way and the creation of a new permissive path. Artemis is also active in the Countryside Stewardship Scheme, including significant planting of 2,500 metres of hedgerows, and restoration of fencing around the entire farm landholding.
25. Alongside this restoration work, Artemis has also reintroduced livestock to the Farm including rare breed cattle, sheep and pigs. In March 2022, the Farm achieved the prestigious 'Red Tractor' status which assures that the produce supplied by the farm is of the highest standards.
26. Artemis now seeks to create a new rural settlement, Rickman's Green Village, with a village hub, including education provision, employment and opportunities, retail services and leisure facilities.

C. THE SITE AND WIDER CONTEXT

Application Site

27. Rickman's Green Village is located on part of Crouchlands Farm. The site includes agricultural fields, and incorporates the existing access point from Rickman's Lane. There is an area of woodland to the south of the Phase 1 parcel.
28. Rickman's Green Village's homes and potential school land will be situated on just 17% of Crouchlands Farm.

Crouchlands Farm

29. The wider landholding at Crouchlands Farm, lawfully operating as a livestock farm, comprises 197 hectares of fields in agricultural use, an assortment of agricultural buildings and associated hardstanding, and areas of woodland. The existing farm buildings comprise the large cattle shed and workshop, barns and the Portakabins (currently accommodating Artemis's office and welfare facilities) immediately to the west of the application site, and Hardnips Barn further beyond to the north west.

Planning designations and relevant history

30. The site is located within the countryside, and is located within flood zone 1 (low probability of flooding). There is Ancient Woodland within the site boundary.
31. The site is not within the Green Belt, an Area of Outstanding Natural Beauty, a National Park, and nor is it located within a Conservation Area. There are no listed buildings within the application site, or within the wider Crouchlands Farm landholding.
32. There are no statutory or non-statutory designated sites within or immediately adjacent to the Rickman's Green Village site.
33. There is an extensive network of Public Rights of Way across Crouchlands Farm that provide links to the wider area, including:
 - Bridleway 643;
 - Restricted Byway 633;
 - Footpath 564 (only passable at its eastern part);
 - Byway 3519; and
 - Restricted Byway 639.
34. Recent planning applications associated with Artemis's work to remediate and regenerate Crouchlands Farm include:
 - 21/02590/FUL - Retention of 3 no. temporary Portakabin buildings including 1 no. two storey office and 2 no. single storey Portakabin buildings for a further period of 104 weeks;

- 21/01110/FUL - Erection of 1 no. farm workshop building (retrospective);
 - 20/03336/FUL - Siting of 2 no. mobile homes with ancillary car parking to accommodate agricultural workers for a temporary period of three years; and
 - 19/00682/FUL - Installation of 3 no. portakabin buildings consisting of 1 no. two storey office, 1 no. single storey toilet block and 1 no. single storey welfare unit for a temporary 2-year period.
35. A planning application (ref 22/01735/FULEIA) has also been submitted for the 'Whole Farm Plan', which will form the Rickman's Green Village hub. The application seeks:

The regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E, C1 and F1), a rural food and retail centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.

Wider area

36. Immediately adjacent to the eastern boundary of the application site is Rickman's Lane, and a cluster of existing residential properties (primarily detached and semi-detached).
37. Moores Green Cottage is located adjacent to the site, but is excluded from the application boundary. Crouchland (more commonly known as Crouchlands House or Crouchlands), a Grade II listed property (which includes a Grade II listed outbuilding), and Lanlands, also Grade II listed, sit to the west and south of the application site, respectively.
38. Crouchlands Farm is approximately 1.5 kilometres south east of Plaistow, 1.5 kilometres south west of Ifold and 3 kilometres north of Kirdford. Plaistow, Ifold and Kirdford are primarily residential, although local services include a school, pub and shop in Plaistow; a shop in Ifold; and a shop and pubs in Kirdford. The Farm itself is located in two Parishes: Kirdford to the south and Plaistow and Ifold to the north, although the application site is solely within the Parish of Plaistow and Ifold.
39. The boundary of the South Downs National Park is approximately 2 kilometres to the west and 4 kilometres to the south of the application boundary.

D. PLANNING CONTEXT

Current housing need

40. Policy 4 of the Council's Local Plan sets out the housing need for Chichester District over the plan period, from 2012 – 2029. The stated housing need was below the Objectively Assessed Need for the District, however, so was to be reviewed within five years of the Plan being adopted in 2015. The Council has not undertaken this review and, as such, Policy 4 is now out of date.
41. Central government has also concluded in a number of recent appeals³ that the Council cannot demonstrate a five-year housing land supply. In this scenario, policies that restrict new development which could make a positive contribution to the shortfall of housing conflict with the objectives of the Framework, and so are considered out of date and carry less weight in the determination process.
42. In this context, all other Local Plan policies that relate to the delivery of housing are also out of date. This includes Policy 2, which defines the settlement hierarchy in the District, and policies 25 and 45, which seek to control development in the North of Plan area and in the countryside, respectively.
43. Rickman's Green Village is located in the North of Plan area, outside of a defined settlement boundary and in the countryside where the current Local Plan seeks to restrict development. The status of policies 2, 4, 25 and 45, being out of date, means that any conflict with these policies can be afforded, at best, limited weight, as confirmed by an Inspector in a recent appeal decision⁴.
44. Rickman's Green Village will provide housing that is deliverable in the short term to contribute towards the Council's five-year housing land supply, and so is proposed in this context.

Long term housing need

45. The Council's Housing and Economic Development Needs Assessment (2022) states a requirement of 638 dwellings to be delivered per annum. But a recent appeal decision⁵ confirms that based on the Government's Standard Methodology (with a 5% buffer), 3,350 dwellings are required over the 2021 - 2026 five year period, totalling 670 dwellings per annum. This is compared to the Council's Preferred Approach for its emerging Local Plan, published in December 2018, which set out to provide for at least 12,350 dwellings to be delivered in the period 2016 - 2035, based on a housing need of 650 per annum. The current Local Plan requirement of 628 dwellings per annum (increased from 435 dwellings per annum since 15 July 2020) is also outdated.
46. Historically the Council has sought to meet its housing need in the south of the district - in the 'East-West Corridor' or 'Manhood Peninsula'. The Council's Preferred Approach sought to continue this approach, but in doing so recognised that

³ APP/L3815/W/22/3291160, 19 August 2022, paragraph 88; APP/L3815/W/22/3299268, 17 October 2022, paragraph 31; APP/L3815/W/21/3286315, 22 April 2022, paragraph 38; APP/L3815/W/21/3270721, 27 May 2022, paragraph 83.

⁴ APP/L3815/W/22/3291160, dated 19 August 2022, paragraph 9.

⁵ APP/L3815/W/21/3286315, 22 April 2022, paragraph 19.

existing infrastructure problems, such as those relating to highways (specifically the A27) and wastewater treatment, needed to be addressed.

47. To understand how exactly the existing highways (A27) infrastructure problem could be addressed, the Preferred Approach for the emerging Local Plan was accompanied by a Transport Study of Strategic Development Options and Sustainable Transport Measures (the "Preferred Approach Transport Study"). This identified, among other measures, a new Stockbridge Link Road between Fishbourne Roundabout and the A286 Birdham Road. Further work was however identified to understand whether the link road had a reasonable prospect of being delivered (including considerations of funding, as well as other concerns e.g., visual impact).
48. In July 2021, the Council reported that this further work had now shown the Stockbridge Link Road to be unviable i.e., it was clear that, from projected sources of funding, it would not be possible to fully secure the funding necessary to be able to deliver the full level of development envisaged in the Council's Preferred Approach.
49. At the same time, the Council reported that - in light of the infrastructure constraints identified - it had met with a Planning Inspector to obtain advice on the findings and implications for its emerging Local Plan. The Inspector highlighted that before concluding that housing needs cannot be met, the Council will need to determine:
 - what level of housing could be achieved based on the required improvements to the A27 without undermining viability, and thus deliverability;
 - whether the full housing needs could be met in another way, which includes taking a step back and reassessing the spatial strategy and distribution of development in other parts of the Local Plan area; and
 - if not, then whether housing needs could be met elsewhere through constructive, active and on-going engagement as part of the Duty to Cooperate.
50. The Inspector did not rule out the Council proceeding with a lower level of development in the emerging Local Plan; he instead emphasised the "high bar" in terms of justifying such an approach and the need to fulfil the Duty to Cooperate.
51. The reference (in the second bullet point above) to "other parts of the local plan area" is clear in its steer to looking again at the north of the Local Plan area. The map below (from the Council's Housing and Economic Land Availability Assessment 2021) illustrates that Crouchlands is well-placed to provide a comprehensive allocation to deliver housing in the north of the district, to contribute to meeting the district's overall housing need.
52. The Council's Housing and Economic Land Availability Assessment (reference HP10009) assessed Crouchlands Farm as:

...potentially suitable for rural enterprise-led development / residential mix, subject to detailed consideration. Matters such as access, impacts on built and buried heritage, landscape and ecology, contamination mitigation and drainage would be important to any assessment. The parcels closer to Rickman's Lane and the centre of the site are considered to be the least environmentally sensitive and the eastern parcels better related to existing roads and therefore likely to be the focus for the employment and residential development (c.50ha gross)...

[with the assessment continuing that]

...Initial rural business uses are considered to be deliverable, with further expansion of employment uses and residential development in the developable category.

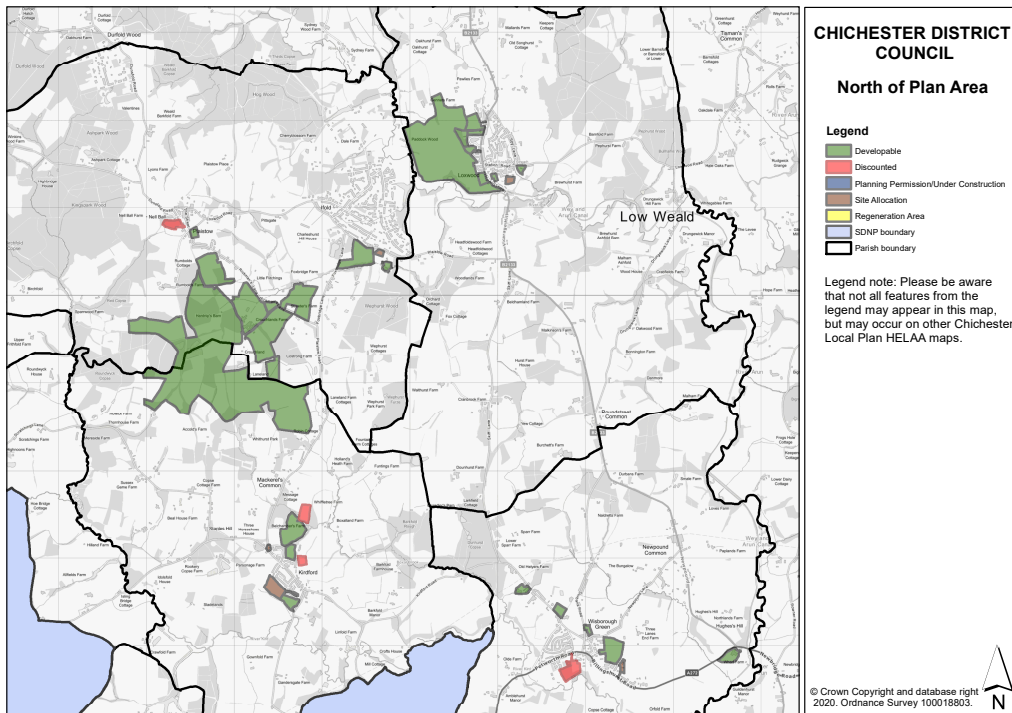


Figure 1: HELAA Sites in the North of Plan Area. Source: Chichester District Council (2020)

- 53. A rural enterprise-led development is currently proposed under a separate application (ref 22/01735/FULEIA) for the Whole Farm Plan that will provide a ready-made hub of Rickman’s Green Village.
- 54. Rickman’s Green Village is not being proposed to provide housing over and above the identified need in the District, but to help bridge the gap between current provision and identified housing need.
- 55. At the time of writing, it is not known whether Rickman’s Green Village will be allocated in the emerging Local Plan. To assist the Council, indicative wording for a new policy has been proposed as follows:

Crouchlands Farm, as shown on the Policies Map, is allocated for a high-quality, well-planned and sustainable new rural settlement.

The Crouchlands Farm Whole Farm Plan - a mix of employment, retail, leisure and education uses - will form a ready-made centre of a traditional rural village. Up to 600 homes (including 30% affordable homes) will also be provided alongside this village centre, to facilitate a self-containment while providing a reason for people who do not live there to come there. The layout will maximise opportunities for sustainable travel to and within the new village, all in a landscaped setting.

Development proposals shall include:

Amount and type of development:

- *up to 3,760 sq m of employment floorspace, including office and research and development accommodation;*
- *up to 1,720 sq m of retail floorspace;*
- *up to 7,745 sq m of leisure floorspace and visitor accommodation;*
- *a new primary school; and*
- *up to 600 new homes (including 30% affordable homes) of a village-street type, i.e., adjoining each other, some set close to the road, others set back, the odd detached house in its own plot as an exception, of mixed size and tenure to include affordable housing.*

Site masterplanning principles:

- *a main vehicular access to the site from Rickman's Lane;*
- *well-connected internal road layouts comprising a network of village streets, lanes, paths and courts, which deliver areas of distinct character and allow good accessibility for pedestrian, cycle and bridleway connections within the site and to the wider area;*
- *a landscape-led masterplan where new trees, hedges and fields form the backbone and backdrop to the buildings, while feeding into a network of green infrastructure to mitigate the visual, biodiversity and heritage impacts of the development;*
- *housing of two storeys in height, with some two-and-a-half (two plus dormer);*
- *every house to have a garden, some larger, some smaller, to suit different needs and desires;*
- *utilisation of renewable, low carbon and decentralised energy schemes;*
- *utilisation of modular or other modern methods of construction;*
- *suitable SuDs and flood risk management;*
- *appropriate habitat mitigation and creation; and*
- *the integration of existing historic and landscape features into the development.*

E. THE PROPOSED DEVELOPMENT

56. Rickman's Green Village will be a high-quality, well-planned, sustainable form of development. The development will provide up to 600 homes (including 30% affordable homes) to the east and west of Rickman's Lane, focused around a new village hub. The settlement may also include a two-form entry primary school and early years and special educational needs provision. Circular walking routes will also be provided, connecting to the linear green which extends through the entire development.
57. The delivery of Rickman's Green Village is proposed through two planning applications which sit alongside each other, comprising:
- a full planning application for 108 homes (Phase 1 of the masterplan); and
 - a separate outline planning application for up to 492 dwellings (Use Class C3), and potential education provision including primary school (Use Class F1) (Phase 2 of the masterplan).

Housing

58. The proposed development will deliver up to 600 homes comprising a balanced mix, ranging from one bedroom to five bedrooms in both apartments and houses. This will help to meet the needs of a range of occupiers from first-time buyers to families with children.
59. At least 30% of all homes will be provided as affordable housing. This equates to 32 homes in Phase 1 and up to 147 homes in Phase 2 being available at both affordable rent and ownership (shared ownership and 25% First Homes).
60. All homes have been designed with an agricultural feel to reflect the villages elsewhere in this part of Sussex like Plaistow, Kirdford or Wisborough Green. The layout will be landscape-led, with trees and hedges and fields forming the backbone and backdrop to the buildings, with a focus on connectivity and promoting sustainable modes of transport. Houses will generally be of the village-street type and primarily two storeys, some two-and-a-half (two plus dormer). Every home will have a garden and will incorporate sustainability features to ensure a resilient and adaptable development. Further details are provided in Section F of this Planning Statement, and the Design and Access Statements prepared for the full and outline applications.

Education provision

61. 2.4 hectares of land is provided as part of the outline component to comprise 2 form entry primary school provision (it is acknowledged that our proposal would not generate a pupil yield to fill a 2-form entry primary school but Government guidance means that the County Council would not build anything smaller) and early years and special educational needs provision. This will use funds from both West Sussex County Council and the Community Infrastructure Levy payment associated with Rickman's Green Village.

62. This education provision is located on the site of the Equestrian Centre contained within the proposed Whole Farm Plan (ref 22/01735/FULEIA). If the Council was minded to allocate Crouchlands Farm for up to 600 new homes and the facilities within the Whole Farm Plan, the education provision would take the place of the Equestrian Centre.
63. It is proposed that the other uses contained within the Whole Farm Plan would also form part of the allocation; to ensure that it can blend seamlessly with the new homes and form a coherent, rural, settlement, but also to ensure it can change and grow over time as economic, social and environmental needs dictate.

Landscape and open space

64. The landscape-led layout of the proposal seeks to create a new village that is rural in character, and sensitive to its location with the setting of the South Downs National Park. The incorporation of green buffers surrounding all development parcels also protects views of the development from the surrounding area, including from the National Park.
65. The proposal makes use of the existing agricultural field pattern to ensure the rural character of the site is maintained, as well as protecting existing woodland and hedgerows.
66. A linear green corridor through the centre of the development joins all areas of housing to one another, along with play and public open spaces, and commercial elements.
67. The areas of housing will also be connected by secondary recreation routes positioned throughout the site that connect to the existing network of Public Rights of Way across Crouchlands Farm and provide links to the wider area. These routes will be accessible to all, including pedestrians, cyclists and equestrian users.
68. The proposal will also retain all existing woodland and incorporates enhanced green buffers to screen the proposal from external viewpoints, and maintain the rural character of the settlement.
69. The proposal makes provision for 8.92 hectares of new open space, comprising;
 - 0.43 hectares of allotments;
 - 0.72 hectares of amenity open space;
 - 1.44 hectares of natural / semi-natural green space;
 - 2.3 hectares of formal sports pitches; and
 - 0.22 hectares of play spaces.

Highways and transport

70. A new vehicular access to the south of the existing farm access is proposed to serve all elements to the west of Rickman's Lane, and a new vehicular access is also proposed to serve those elements to the east of Rickman's Lane.

71. A new frequent bus service is proposed, between Rickman's Green Village and Billingshurst, to offer a link to the nearest town and thus connection to a range of facilities including a rail station, and the opportunity to connect with an existing bus service for onward travel to Broadbridge Heath and Horsham.

Village hub (Whole Farm Plan)

72. A planning application (ref 22/01735/FULEIA) is currently under determination for the Whole Farm Plan which proposes a ready-made village hub that will be integral to Rickman's Green Village, and the regeneration of Crouchlands Farm.
73. This village hub will provide employment, retail, leisure and education opportunities and facilities which will support the housing and local rural economy.
74. The village hub will include:
- Farm hub - a small scale, high welfare, low impact, low intensity livestock operation at the north of the existing farm site, supported by approximately 2,000 sqm of refurbished agricultural buildings for over-wintering of livestock;
 - Rural Enterprise and Education Centre - the refurbished farm buildings to the north of the existing farm site would provide a range of community, commercial and education uses. This includes approximately 3,825 sqm use classes E and F1 together with the provision of approximately 230 sqm of live-work accommodation for students or staff who are staying at the site (use class C1);
 - Rural Food and Retail - these new buildings, to the south of the access road, would provide up to 1,922 sqm of retail space (use class E and F1), including the development of a farm shop, café and cookery school with an associated kitchen garden. The services offered within the Rural Food and Retail centre could also adapt to meet the changing needs of Rickman's Green Village; and
 - Hardnips Barn and glamping - this area would provide luxury and high-end custom-built facilities in a serviced glamping site covering approximately 1,084 sqm (use classes sui generis and E). Hardnips Barn will also provide a restaurant space for glamping guests to relax, and will also host workshops and events.

F. PLANNING ASSESSMENT

75. The development plan consists of the Chichester Local Plan: Key Policies 2014 - 2029 (adopted 2015).
76. The National Planning Policy Framework (2021) ("the Framework") is a material consideration of significant weight.

Chichester Local Plan

77. The Local Plan policies relevant to the proposal are:
- Policy 1: Presumption in Favour of Sustainable Development;
 - Policy 2: Development Strategy and Settlement Hierarchy;
 - Policy 3: The Economy and Employment Provision;
 - Policy 4: Housing Provision;
 - Policy 8: Transport and Accessibility;
 - Policy 25: Development in the North of the Plan Area;
 - Policy 33: New Residential Development;
 - Policy 34: Affordable Housing;
 - Policy 39: Transport, Accessibility and Parking;
 - Policy 40: Sustainable Design and Construction;
 - Policy 42: Flood Risk and Management;
 - Policy 45: Development in the Countryside;
 - Policy 47: Heritage and Design;
 - Policy 48: Natural Environment;
 - Policy 49: Biodiversity;
 - Policy 52: Green Infrastructure; and
 - Policy 54: Open Space, Sport and Recreation.
78. The Local Plan policies that are most important in determining the application are:
- Policy 1: Presumption in Favour of Sustainable Development;
 - Policy 2: Development Strategy and Settlement Hierarchy;
 - Policy 25: Development in the North of the Plan Area; and
 - Policy 45: Development in the Countryside.

Interim Position Statement

79. The Council introduced an Interim Position Statement for Housing Development in November 2020. The Statement is not part of the development plan. A legal opinion by Jenny Wigley KC at Landmark Chambers regarding the Interim Position Statement supported a recent appeal⁶, and concluded that:

...the IPS has no status other than being a document drawing together some potentially relevant development plan policy criteria. To the extent it were relied on as introducing new development management criteria, it would be unlawful and liable to be quashed for the reasons set out above. Given its lack of status, it cannot and does not alter the exercise that has to be carried out in terms of assessing the weight to be accorded to development plan policies. Any conflict with its criteria cannot by itself elevate any adverse effect to being one which significantly and demonstrably outweighs the benefits of the proposal.

80. The legal opinion has not been challenged by the Council.
81. The Inspector concluded in the above appeal decision that the Interim Policy Statement is:

At best, a material consideration of very limited weight meaning that any conflict also carries very limited weight.

82. Similarly, in a recent appeal decision⁷, the Inspector concluded that:

I have given it [the Interim Position Statement] limited weight in terms of any new policy that it introduces, as relevant regulations and procedures relating to new policy formulation were not followed.

83. Furthermore, the Inspector concluded in another recent appeal decision⁸ that the Interim Position Statement:

[...] is, at best, a material consideration of limited weight meaning any conflict also carries limited and non-determinative weight as a material consideration.

84. It is therefore clear that any conflict with the Interim Position Statement carries, at best, very limited and non-determinative weight.
85. Notwithstanding this, it is a validation requirement of the Council to submit an Interim Position Statement briefing as part of any application, and so the full and outline applications are supported by this.

Emerging Local Plan

86. Chichester District Council is currently undertaking a Local Plan Review which will shape where new development will go in the Chichester District up to 2035. The Preferred Approach version of the plan was published in December 2018 and consulted on between 13 December 2018 and 7 February 2019. The updated Local

⁶ APP/L3815/W/20/3255383, 30 May 2022.

⁷ APP/L3815/W/22/3291160, 19 August 2022, paragraph 7.

⁸ APP/L3815/W/22/3299268, 17 October 2022, paragraph 24.

Plan Review was due to be published in winter 2022, with adoption to follow in 2023. We understand that these deadlines are no longer going to be met.

87. At the time of writing, the updated Local Plan Review is due to be reported to Cabinet and Council in mid-January and, if approved, will be consulted on immediately prior to it being submitted for formal examination.
88. The emerging Local Plan can therefore be afforded limited weight, but it is still a material consideration.

Other

89. Crouchlands Farm as a whole spans across Kirdford Parish and Plaistow and Ifold Parish, but the application boundary falls solely within the Parish of Plaistow and Ifold. At the time of writing, the Plaistow and Ifold Neighbourhood Plan had been withdrawn.
90. The West Sussex Waste Local Plan (2014) and West Sussex and South Downs Joint Minerals Plan (2018) are also development plan documents relevant to the application site.

Principle of development

91. At the heart of the Framework is the Government's objective of significantly boosting the supply of homes. Chapter 5 sets out that delivering a sufficient and wide choice of high-quality homes is of the utmost importance, noting that Local Plans should meet the objectively assessed need for housing in their area. Paragraph 60 is the key consideration as it sets out an intention to boost significantly the supply of housing.
92. Policy 2 of the Local Plan outlines the development strategy and settlement hierarchy for Chichester District. This identifies the locations where sustainable development, infrastructure and facilities will be accommodated which support the role of settlements in terms of scale, function and character.
93. Policy 4 relates to housing provision and outlines that 7,388 homes are to be delivered across the District over the plan period (2012 – 2029), predominantly in the East-West Corridor (6,165 homes) as well as the Manhood Peninsula (893 homes) and North of Plan Area (339 homes). The stated housing figure is below the Objectively Assessed Need for Chichester District (excluding the South Downs National Park) of 505 homes per year. As such, Policy 4 also states "*Housing delivery will be monitored and managed to ensure there remains an available supply of land for housing development throughout the Plan period*". In supporting text at paragraph 7.9, the Council set out that it will review the Local Plan within five years (from adoption in 2015) with the aim of ensuring the Objectively Assessed Need is met.
94. Policy 25 relates specifically to development in the North of the Plan area and states that provision will be made for small scale development in this location through Neighbourhood Plans and / or the Site Allocation DPD, in accordance with Policy 2.
95. Policy 45 relates to development in the countryside and sets out that within the countryside, outside settlement boundaries, development will be granted where it

requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

96. Rickman's Green is located in the North of Plan Area, where Policy 4 makes provision for the delivery of 339 homes up to 2029. Policy 25, however, restricts development in the North of Plan area to that which is small scale and provided on allocated sites. Rickman's Green Village is also located in the countryside outside a defined settlement boundary, or the 'Rest of Plan Area', where policies 2 and 4 restrict development of this nature and scale.
97. As the housing requirement for the District has not been reviewed in the last five years, Policy 4 is out of date. In addition, policies 2 and 45, which are derived from settlement boundaries that are based on an out of date housing requirement, are also out of date. This has been confirmed by an Inspector in a recent appeal decision⁹ against the Council's refusal for a major residential development on a site outside of defined settlement boundaries, where policies 2, 4 and 45 were afforded only limited weight.
98. Policy 25 is also derived from settlement boundaries based on Policy 4 and makes explicit reference to Policy 2, both of which are out of date, so it too is out of date and can be afforded only limited weight.
99. In addition, recent appeal decisions¹⁰ have established that the Council cannot demonstrate a Five Year Housing Land Supply. In this scenario, policies that restrict new development that could make a positive contribution to the shortfall of housing conflict with the objectives of the Framework, and so are considered out of date and carry less weight in the determination process.
100. In these circumstances, Policy 1 states that:

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

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

101. A full summary of these benefits and their respective significance is provided at Section G of this Planning Statement.

Housing mix

102. Chapter 2 of the Framework relates to achieving sustainable development and identifies the three overarching objectives of the planning system: the economic, social and environmental. In regard to the social objective, the Framework sets out that the

⁹ APP/L3815/W/22/3291160, dated 19 August 2022, paragraph 9.

¹⁰ APP/L3815/W/22/3291160, 19 August 2022, paragraph 88; APP/L3815/W/22/3299268, 17 October 2022, paragraph 31; APP/L3815/W/21/3286315, 22 April 2022, paragraph 38; APP/L3815/W/21/3270721, 27 May 2022, paragraph 83.

planning system should ensure “a sufficient number and range of homes can be provided to meet the needs of present and future generations [...] to support strong, vibrant and healthy communities” (paragraph 8).

- I03. The Framework also requires local planning authorities to seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- I04. Policy 4 of the Local Plan relates to housing provision and identifies a need to deliver 7,388 homes in Chichester District over the Plan period 2012 – 2029, although this is now out of date.
- I05. The Local Plan does not have a policy that specifies the detailed housing mix for new residential developments, however Policy 34 does set out that on sites of 11 dwellings or more 30% of all net new dwellings on site should be affordable.
- I06. The proposed development will deliver a balanced mix of dwellings, ranging from one bedroom to five bedrooms in both apartments and houses. This will help to meet the needs of a range of occupiers from first-time buyers to families with children.
- I07. In compliance with Policy 34, at least 30% of the homes will be provided as affordable housing. This equates to 32 homes in Phase 1, and either 124 or 147 homes in Phase 2 (with or without the school), available at both affordable rent and ownership (shared ownership and 25% First Homes).
- I08. The table below sets out the mix of dwellings in Phase 1 of Rickman’s Green Village.

	1 bed	2 bed	3 bed	4+ bed	Total
Market homes	6	24	30	16	76
Affordable homes	10	14	5	3	32
Total	16	38	35	19	108

- I09. The table below sets out the indicative mix of dwellings in Phase 2 (including the school) of Rickman’s Green Village.

	1 bed	2 bed	3 bed	4+ bed	Total
Market homes	29	115	101	43	288
Affordable homes	43	55	20	6	124

Total	72	170	121	49	412
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110. The table below sets out the indicative mix of dwellings in Phase 2 (without the school) of Rickman's Green Village.

	1 bed	2 bed	3 bed	4+ bed	Total
Market homes	34	138	121	52	345
Affordable homes	51	64	25	7	147
Total	85	202	146	59	492

111. The above housing mixes comply with the Council's Housing and Economic Development Needs Assessment (April 2022). Further details are provided in the supporting Affordable Housing Statement.
112. Rickman's Green Village will therefore provide a considerable number of affordable homes, available at different tenures to suit local demand, in accordance with Local Plan Policy 34.

Design

113. Section 12 of the Framework emphasises the importance of the design of the built environment and states that good design is a key aspect of sustainable development. Paragraph 134 states that significant weight should be given to outstanding or innovative designs that promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of a site's surroundings.
114. Policy 33 of the Local Plan sets out the criteria against which proposals for new residential development will be assessed. The criteria of Policy 33 are set out below (in *italics*, alongside our comments):
- *proposals meet the highest standards of design* – Rickman's Green Village has been designed to the highest standards in terms of its layout, scale, landscaping and materiality. Further details are provided in the Design and Access Statements prepared for the full and outline applications, and the remainder of this Planning Statement;
 - *adequate infrastructure and provision for its future maintenance is provided* – Rickman's Green Village will make long term provision of all necessary infrastructure, including open space, surface and foul water drainage, and highways. This will be secured by way of suitably worded planning conditions, and obligations to be agreed within a Section 106 agreement;

- *proposals provide for high-quality linkage direct from the development to the broadband network* – Rickman's Green Village has been designed to be ready to connect to a broadband network;
 - *the proposal provides a high quality living environment in keeping with the character of the surrounding area and its setting in the landscape* – the homes will be designed to reflect those found villages elsewhere in this part of Sussex with a landscaped design including trees and hedges and fields to form the backbone and backdrop to the buildings;
 - *the scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings* – Phase 1 of Rickman's Green Village is to be built at an average density of 29 dwellings per hectare. The density of housing within Phase 2 is to vary across the remainder of Rickman's Green Village at an indicative average density of 38 dwellings per hectare. The proposed densities are appropriate to the site's context and proposed housing mix;
 - *the proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design* – as above, Rickman's Green Village has been designed to the highest standards with due regard for the site and surrounding area. Phase 1 has been designed to reflect the character of villages nearby, and the same design principles will be adopted for Phase 2 (details for which are to be submitted at Reserved Matters stage);
 - *the proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards* – Phase 1 of Rickman's Green Village is has been designed to deter crime, in line with the Secured by Design principles and standards. Phase 2 will also be designed in line with those principles and standards (details for which are to be submitted at Reserved Matters stage).
- I 15. Further details are provided in the Design and Access Statements prepared for the full and outline applications and the Landscape and Visual Impact Assessment which explain the design rationale for the scheme and provide additional information with respect to the layout, scale and massing, external appearance and landscaping.
- I 16. In light of the above, the proposal accords wholly with the criteria of Policy 33.

Impact on residential amenity of existing nearby properties

- I 17. Closely linked to the design of the proposal is the (potential) impact it may have on neighbouring occupiers. Development proposals in proximity to residential areas must seek to avoid adversely impacting on residential amenity or incorporate appropriate mitigation measures into the design of the proposal. The proposal has been designed with due regard for such matters, as considered further below.

Moore's Green Cottage

- I 18. Moore's Green Cottage is located 0.2 kilometres to the west of Rickman's Green Village.
- I 19. Some impacts may arise to the occupants of Moore's Green Cottage from the increase in traffic movements along the access route. All traffic using this route will do so at low speeds which will help to mitigate any potential impacts.
- I 20. The secondary route to the rear of Moore's Green Cottage is intended to provide access to the Farm Hub and limited car parking only and will not be used by future occupants and visitors to Rickman's Green Village.

Crouchland

- I 21. Crouchland (more commonly known as Crouchlands House or Crouchlands) is located 0.3 kilometres to the west of Rickman's Green Village.
- I 22. Phase 1 of the proposal will be screened from Crouchlands House to the west through the retention existing landscape buffers, including Ancient Woodland. Additional planting for Phase 2 (details for which are to be submitted at Reserved Matters stage) will also enhance screening of the site to the north east of Crouchlands. Otherwise, Rickman's Green Village has been designed with sufficient separation and of a scale to avoid any impacts of overlooking and loss of privacy.

Other nearby properties

- I 23. The site is also adjacent to the north, east and west of properties on Rickman's Lane.
- I 24. Phase 1 of Rickman's Green Village has been designed with sufficient separation distances to existing properties on Rickman's Lane and will be screened through the retention of existing landscape buffers to minimise any potential impacts of overlooking or overshadowing.
- I 25. The potential impacts of Phase 2 of Rickman's Green Village to properties on Rickman's Lane will also be minimised through the layout and orientation of the properties and additional planting (details for which are to be submitted at Reserved Matters stage).
- I 26. All other potential impacts (eg. from noise, air, light) will be appropriately managed to avoid any harm to the occupants of existing nearby properties. Further details of the proposed mitigation measures are provided in the Noise Assessment, Air Quality Impact Assessment, Lighting Strategy and Lighting Impact Assessment, Landscape and Visual Impact Assessment, Transport Assessment, Travel Plan and Parking Assessment, and the remainder of this Planning Statement.

Quality of living for future residents

- I 27. The quality of living for future residents of Rickman's Green Village is equally important. The Framework identifies the need for development proposals to create places that are inclusive and accessible, and which promote health and well-being, with a high standard of amenity for future users.

Home sizes and layout

- 128. The below accommodation schedule (also set out in the Design and Access Statement prepared for the full application) details the proposed unit typologies that will be provided for dwellings in Phase I of Rickman’s Green Village.
- 129. All of the dwellings will exceed the national minimum space standards, and provide a high quality of accommodation.

House type	Bedrooms (b) / Occupancy (p)	Total gross internal area (sqm)	Minimum National Space standard (sqm)
A1 Apartment (Barn)	1b/2p	59	50
A1 Apartment (Barn)	2b/4p	72	70
A2 Apartment (Barn)	1b/2p	59	50
A2 Apartment (Barn)	2b/4p	72	70
B Terrace (Cottage)	2b/4p	92	79
C Terrace (Cottage)	2b/4p	88	79
D Terrace (Cottage)	3b/4p	103	84
E Terrace (Cottage)	3b/4p	108	84
F1 Semi-detached (Barn)	3b/5p	122	93
F2 Semi-detached (Barn)	3b/5p	122	93
G Semi-detached (Farmhouse)	3b/6p	131	102
H Detached (Farmhouse)	3b/6p	147	102
I Terrace (Cottage)	4b/6p	117	106
J Detached (Farmhouse)	4b/7p	152	115

K Detached (Farmhouse)	4b/8p	167	124
L Detached (Farmhouse)	5b/10p	212	Not specified
M Detached (Farmhouse)	5b/10p	209	Not specified

- 130. All of the dwellings within Phase 2 of Rickman’s Green Village will meet or exceed the national minimum space standards and provide a high quality of accommodation too. Further details of the proposed typologies for Phase 2 will be submitted at Reserved Matters stage.
- 131. There are no minimum national or local standards for amenity space per dwelling. For Phase 1, each house will have private outdoor amenity space and each apartment will have access to private or communal outdoor amenity space. The same provision will be made for Phase 2 (details for which are to be submitted at Reserved Matters stage).
- 132. All dwellings within Phases 1 and 2 will have ample access to public open space throughout Rickman’s Green Village, including new circular walks providing access to the surrounding countryside.
- 133. The orientation of the buildings and the landscaping across Phase 1 of Rickman’s Green Village ensures that the houses and apartments will experience good outlook and visual amenity. The relationships between residential buildings within the site and with respect to adjacent buildings will ensure a standard of privacy that will be high for future occupiers. The same principles will also be applied to Phase 2 (details for which are to be provided at Reserved Matters stage).

Noise

- 134. Section 15 of the National Planning Policy Framework seeks to conserve the natural and local environment by preventing new development from contributing to unacceptable levels of air and noise pollution. Paragraph 185 specifically seeks to ensure that new development takes account of the likely effects of pollution on health, living conditions and the natural environment, as well as the sensitivity of the site and the wider impacts that could arise from the development. Potential adverse noise impacts from new development should be mitigated and reduced, and tranquil areas which have remained relatively undisturbed by noise should be protected.
- 135. Criterion 10 of Local Plan Policy 40 sets out that a reduction of the impacts associated with pollution (including air and noise pollution) should be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles.
- 136. In order to reduce air and noise pollution from traffic generation, a range of sustainable initiatives will be implemented across the site. Such measures include, but are not limited to:
 - 20% electric vehicle charging capacity;
 - the promotion of car sharing clubs for future users of the primary school; and

- the introduction of a new, twice-hourly bus service from Rickman's Green Village to Billingshurst.

- I37. Noise Assessments are submitted for the full and outline applications for Rickman's Green Village. These assessments have been informed by a baseline noise survey undertaken to establish existing noise levels within the application site and consider the potential noise impacts, and find that the proposal will not result in adverse impacts to the site and surrounding area.
- I38. When considered as a whole, Rickman's Green Village will not have an adverse impact in noise terms with all mitigation strategies incorporated as proposed, in accordance Policy 40 of the Local Plan, and the objectives of the Framework.

Air

- I39. Air Quality Impact Assessments are submitted for the full and outline applications for Rickman's Green Village. The assessments consider the potential impacts of phases 1 and 2 on local air quality, both during construction and at occupation.
- I40. With regards to construction, the assessments recommend site-specific mitigation measures phases 1 and 2 that, if implemented, will result in no significant residual impacts from construction activities. With regards to odours, the assessments also find the effect of any potential odours to phases 1 and 2 to not be significant.
- I41. An Air Quality Management Plan is expected to be conditioned as part of any planning permission to ensure air pollution arising from the proposed development, particularly during construction, is managed. Further details will also be provided in a Construction and Environment Management Plan that is likely to be conditioned too.
- I42. The assessment of road traffic emissions for phases 1 and 2 will be provided as an addendum to the Air Quality Assessments when the trip generation is finalised.
- I43. The Air Quality Assessments consider the potential risks to air quality, odour and associated public health that could arise from emissions to the atmosphere from the anaerobic digestate lagoon to the west of the site, known as 'Lagoon 3'. The assessments find that there will be "*no significant impact from CO₂ (asphyxiation) or CH₄ (explosion)*" to future users of Rickman's Green Village in the event of loss of gases and digestate.
- I44. The assessments also find there is potential for impacts to human health in the worst-case event of a major failure of the gas membrane and / or bund, but "*the likelihood of a major failure of the bund or gas membrane is considered to be **very low**.*" (emphasis added).
- I45. Overall, there will be very minimal adverse impacts resulting from the development with regards to air quality, in accordance with the development plan.

Lighting

- I46. With regards to lighting, paragraph 185(d) of the Framework sets out that new development should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. However, there is an acceptance (e.g. at paragraphs 97 and 119) that development proposals must ensure

safety and security of users. The Council does not have a specific policy relating to lighting.

147. New lighting is required at Rickman's Green Village as a basic necessity, for security reasons, and to ensure the health and safety of all future occupants and visitors. Areas of the site are only illuminated where absolutely necessary.
148. The layout and design of phases 1 and 2 has been informed by a Baseline Lighting Survey Report to reduce light spill and any potential impacts to the surrounding areas, including the South Downs International Dark Sky Reserve. The layout and design of the proposal also seeks to reduce light spill to the flight paths of protected bat species.
149. The mitigation features that will be incorporated into Phase 1 include the use of warm lighting (rather than harsh bright lighting) that is downward pointing and discreet, with movement and light activated sensors. Suitable shielding will also be incorporated to prevent impingement or nuisance upon neighbouring areas. Further details are provided in the Design and Access Statement for Phase 1, and the Lighting Strategy and Lighting Impact Assessment.
150. The same lighting principles incorporated for Phase 1 will be incorporated into Phase 2 (details for which are to be submitted at Reserved Matters stage).
151. Rickman's Green Village, therefore, will not have an adverse impact from lighting on the surrounding areas, including the South Downs International Dark Sky Reserve.

Heritage

152. Paragraph 195 of the Framework sets out that "*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting)*". In determining applications, local planning authorities should give weight to proposals that preserve the elements of the setting that make a positive contribution to the asset (or which better reveal its significance).
153. Paragraph 202 the Framework then goes on to state (emphasis added):

*...where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, **this harm should be weighed against the public benefits of the proposal** including, where appropriate, securing its optimum viable use.*
154. Policy 47 of the Chichester Local Plan supports "*new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets*".
155. The site is not located within a Conservation Area and there are no listed buildings on site.
156. There are two Grade II listed buildings to the south west of the application site (Crouchland (more commonly referred to as Crouchlands House), and the outbuilding in the garden of Crouchland), one to the south (Lanelands), three to the north on Rickman's Lane (Little Flichings, Nuthurst, and Old House), and one to the east on Foxbridge Lane (Foxbridge Farmhouse). Plaistow Conservation Area is 0.7 kilometres

north of Rickman's Green Village from its northern most point, or 1.2 kilometres from the entrance of the new settlement. There are also a number of non-designated heritage assets in the vicinity of the application site, including Hardnips Barn.

157. There is a significant distance between Rickman's Green Village and the Grade I listed Chichester Cathedral. The site also is not located on any land which qualifies for condition exemption from capital taxes on the ground of outstanding, scenic, scientific or historic interest.
158. There will be no direct impacts on the listed buildings as no works are proposed to the buildings themselves. Potential impacts are therefore limited to be to the setting of the listed buildings nearest to the site, as set out above.
159. Heritage Statements for the full and outline applications identify that the significance of the Grade II listed buildings nearest to the site lies primarily in their architectural and historic interest - they are good examples of the timber-framed farmhouses and cottages of sixteenth and seventeenth century date that exist in the local area, that themselves reflected the pattern of land use (which itself has remained broadly consistent) in area at that time. Crouchlands House is elevated above the other examples by virtue of its scale and detailing, but its immediate setting demonstrates the most change with the farmstead (itself a non-designated heritage asset) that originally centred on the house now focused within the twentieth century farm buildings to the north east. Some understanding of the farmstead can be derived from the Grade II listed Outbuilding in the Garden of Crouchland, but the setting of this asset has become more domestic as a result of the house now being occupied as a private residence.
160. The Heritage Statements identify what in policy terms is classified as 'less than substantial harm' to the setting of Crouchland as a heritage asset, arising through the introduction of new development specifically to the east and north east of the property.
161. The statements note that while the proposed development will alter how Crouchland is experienced and interpreted, its current separation (in ownership terms) from the farm has already contributed to this and the house will continue to sit within an agricultural landscape to the north, south and west. Taken as a whole, this reduces the level of harm to the heritage asset to less than substantial.
162. Any harm to the setting of Crouchland has been mitigated by the siting and layout of the development, located at least 0.3 kilometres from Crouchland, and the retention of existing vegetation that includes a belt of Ancient Woodland.
163. The parameter plans also allow for landscaping and tree planting to be included in the detailed design to come forward at Reserved Matters stage that, once mature, will integrate the different component parts of the proposed development within their landscape context so that the perceived scale of the buildings and infrastructure is reduced.
164. This 'less than substantial harm' is balanced against the public benefits of the scheme, as per paragraph 202 of the Framework. The benefits of the scheme include, but are not limited to:

- the provision of up to 600 high-quality homes (a significant benefit), 180 of which would be affordable (a substantial benefit), contributing to the Council's five-year housing land supply (a substantial benefit);
 - the provision of 8.92 hectares of open space (a moderate benefit) and the creation of new habitats (a significant benefit), and 45% biodiversity net gain in Phase I (a significant benefit);
 - creation of job opportunities during construction (a significant benefit) and additional expenditure in the local area (a significant benefit); and
 - improvements to walking and cycling infrastructure (a moderate benefit), and provision of a new, twice-hourly bus service from Rickman's Green Village to Billingshurst (a substantial benefit).
165. Any 'less than substantial harm' caused by the proposal to Crouchland is outweighed by the numerous benefits of the proposal that range from moderate to significant to substantial in their weight.
166. The Heritage Statements also find that the proposal will result in no harm to the Grade II listed outbuilding in the garden of Crouchland or other Grade II listed buildings within close proximity of the application site (Lanelands, Little Fritchlings, Nuthurst Cottage, Old House and Foxbridge Farm). No harm arises in relation the Plaistow Conservation Area, nor to any of the non-designated heritage assets identified.
167. The proposal, therefore, is acceptable in heritage terms in accordance with Policy 47 of the Local Plan and the objectives of the Framework.

Education provision

168. Paragraph 95 of the Framework seeks to ensure a sufficient choice of school places is available to meet the needs of existing and new communities and encourages local planning authorities to give great weight to the need to create schools through decisions on applications.
169. The outline planning application includes 2.4 hectares of land for education provision, including a two-form entry primary school and early years and special educational needs provision. The potential need for an additional school had been identified by West Sussex County Council's Education Department, who are continuing to investigate the requirement for such.
170. The outline planning application therefore gives two options for the development of this particular parcel so that it can come forward at Reserved Matters stage for education purposes, if West Sussex County Council confirm that that there is a need. Alternatively, housing could come forward at the Reserved Matters stage.
171. Where the need for a school is identified and is provided within Rickman's Green Village, this will provide a further benefit of substantial weight, in accordance with the Framework.

Landscape

172. Section 15 of the Framework sets out that developments should protect and enhanced valued landscapes. Policy 48 of the Local Plan seeks to ensure that there is no adverse impact on the openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park, and the tranquil and rural character of areas. Development must recognise distinctive local landscape character and sensitively contribute to its setting and quality by respecting and enhancing the landscape character of the surrounding area and site, and public amenity through detailed design.
173. Policy 48 also seeks to maintain the individual identity of settlements – actual or perceived – and avoid the integrity of open and undeveloped land between settlements being undermined.
174. The application site is not within a protected landscape or an area designated for scenic landscape value but does lie within the wider setting of the South Downs National Park being at least 2 kilometres from the National Park boundary at its closest point.
175. Landscape elements and features that are specific to the site and immediate surroundings which are sensitive to the proposal are:
- the extensive ancient semi-natural woodlands, which have high biodiversity and cultural value;
 - the strong network of mature woodland, copses, shaws and hedgerows, with a diverse mix of woodland types and species, which define the historic landscape and drainage pattern in this part of the Low Weald landscape;
 - the rural character of the narrow, enclosed tracks and lanes, including historic drove roads (public rights of way) and their associated linear fields, which connect settlements and farmsteads;
 - the small scale, intimate and pastoral landscape character with livestock grazing the heavy clay soils; and
 - the historic landscape setting of local listed buildings – Crouchland to the west and Laneland to the south.
176. However, parts of the site and immediate surroundings are in a degraded condition. Extensive areas of woodland have been neglected and left unmanaged and some areas have undergone a process of decontamination and restoration following the closure of the former commercial biogas plant. For many years this area has been an industrial site and it therefore does not display the remote, tranquil character that is typical of other parts of the Low Weald landscape.
177. The supporting Landscape and Visual Impact Assessment considers the potential landscape and visual effects arising from the proposed development once operational. In accordance with the relevant policies, the design of the proposal has been landscape-led, by:

- conserving and enhancing the nationally important biodiversity of the ancient woodlands within and surrounding the Site, incorporating 10 to 30m buffer zones and low light corridors for bats;
- maintaining the historic landscape pattern – making use of existing field boundaries to define individual parcels to conserve the characteristic irregular small scale mosaic of pasture, woodland and shaws;
- safeguarding the rural character and landscape setting of the Public Rights of Way on the site;
- providing safe vehicular access, with minimal damage to the characteristic enclosed character of local roads; and
- creating a high-quality environment, with an orderly, functional character, which enhances the existing degraded quality of the site and provides a safe, attractive environment for future occupants and visitors.

178. The topography and the natural screening (by the way of Ancient Woodlands and established tree belts) of the site ensure that the visual impact of the proposed development is minimal. Section 7 of the Landscape and Visual Impact Assessment sets out how the potential predicted landscape and visual impacts will be mitigated against. These include (but are not limited to: the integration of 30m woodland buffer zones new habitats for protected species; maintenance of Public Rights of Way; and sensitive materials palettes).
179. The development will not give rise to any significant adverse effects on landscape character or on the countryside, and thus complies with Policy 48 and the Framework.

Open space provision

180. Section 8 of the Framework relates to the promotion of healthy and safe communities and encourages planning decisions to support the provision of green infrastructure, sports facilities, allotments, and walking and cycling routes.
181. Policy 52 of the Local Plan relates to green infrastructure and sets an expectation for new development to provide additional green infrastructure and protect and enhance existing green spaces. Policy 54 of the Local Plan specifies the quantity and quality of open space, sport and recreation facilities that should be provided by new residential development - a requirement of 3.55 hectares per 1,000 population in rural areas.
182. The specification of new open space and sports and recreation facilities is set out further in the Council's Planning Obligations Supplementary Planning Document. Of the 3.55 hectares per 1,000 population, the Council requires:
- 0.3 hectares of allotments (within a 10-minute walk);
 - 0.5 hectares of amenity open space (within a 10-minute walk);
 - 1 hectare of natural / semi-natural green space (within a 20-minute walk);
 - 1.6 hectares of parks, sport and recreation grounds (within a 12 – 13 minute walk);

- 0.15 hectares of play space (within a 12 – 13 minute walk).
183. The proposed development will provide homes for an estimated population of up to 1,440 residents, requiring open space provision of at least 5.11 hectares.
184. The proposal will provide 8.92 hectares of open space and sports and recreation facilities, comprising:
- 0.43 hectares of allotments;
 - 0.72 hectares of amenity open space;
 - 1.44 hectares of natural / semi-natural green space;
 - 2.3 hectares of formal sports pitches; and
 - 0.22 hectares of play spaces.
185. All open space and facilities detailed above will be located within a 10-minute walk from all homes and connected by the internal green network of walking and cycling routes.
186. The internal green network of walking and cycling routes will span the entirety of Rickman's Green Village, as well as providing links to the surrounding countryside, to improve accessibility to all proposed open spaces.
187. All open space and facilities will be of the highest standards and regularly maintained. This will be secured by way of suitably worded planning conditions, and obligations to be agreed within a Section 106 agreement.
188. The provision of formal sports pitches that lie outside of the site boundary but within Artemis's wider landholding will also be secured by way of suitably worded planning conditions, and obligations to be agreed within a Section 106 agreement.
189. Rickman's Green Village, therefore, will make provision for open space and sports and recreation facilities in accordance with the Council's requirements in terms of both accessibility and scale.

Flood risk, surface water drainage and foul drainage

Flood risk

190. Policy 42 of the Local Plan relates to flood risk and water management and seeks to direct development away from areas of highest risk. The site is located wholly in flood zone 1 (low probability of flooding).
191. Flood Risk Assessments and Surface Water Drainage Strategies have been prepared for the full and outline applications in accordance with the Framework and government guidance. The assessments find the risks from fluvial and tidal flooding at Rickman's Green Village to be very low, and the risk from pluvial flooding to be low.
192. The proposal is therefore acceptable in flood risk terms.

Surface water drainage

193. Policy 42 also requires all development to ensure that, as a minimum, there is no net increase in surface water run-off, with priority given to incorporating Sustainable Urban Drainage Systems (SuDS).
194. For Phase 1 of Rickman's Green Village, open SuDS features such as attenuation basins and swales are proposed in conjunction with smaller geocellular storage tanks to manage surface water run-off. Further details are provided in the Flood Risk Assessment and Surface Water Drainage Strategy.
195. The same drainage principles will be applied to Phase 2 of Rickman's Green Village (details for which are to be submitted at Reserved Matters stage).

Foul drainage

196. Details of foul drainage are typically required post-permission and secured by way of a suitably worded planning condition however due to existing capacity issues at the Loxwood Wastewater Treatment Works, applications in the North of the Plan area are being required to provide foul water drainage details at the application stage.
197. To mitigate all foul water flows from the proposed development, an on-site Nereda Treatment Plant system is to be proposed. This treatment plant will have the capacity to serve a population of 2,500 so will be sufficient to serve the future estimated population of Rickman's Green Village (up to 1,440 residents) and those attending the school (if included), as well as all those working at and visiting the village hub.
198. The location of the treatment plant is to be confirmed but will be on land within Artemis's ownership. Further details of the foul drainage system, including its location and a site wide foul drainage strategy, are to be provided as an addendum to the Flood Risk Assessment and Surface Water Drainage Strategies prepared for the full and outline applications.
199. A commitment to providing the Nereda Treatment Plant system is to be secured by way of a suitably worded planning condition, and obligations to be agreed within a Section 106 Agreement.
200. The proposal accords wholly with the objectives of the Framework and, subject to further details of the Nereda Treatment Plant being provided, will be in accordance with Policy 42 of the Local Plan.

Water neutrality

201. Closely linked to the flood and surface and foul water drainage strategy for Rickman's Green Village is achieving water neutrality.
202. Rickman's Green Village is located within the North Sussex Water Resource Supply Zone. Recent advice from Natural England is that new development within this area has the potential to have an adverse impact on integrity on the Arun Valley Special Protection Area, Special Area of Conservation and Ramsar site by increasing demand for water abstraction at the Hardham abstraction point.

203. Rickman's Green Village will therefore be water neutral, by firstly including water reduction measures on the new development comprising:
- rainwater harvesting – harvesting rainwater for toilet flushing and garden use;
 - smart metering – allowing occupants to automatically track the amount of water they use giving greater visibility and control over water usage;
 - leakage detection and reduction – identifying leaks and undertaking repairs to minimise water wastage;
 - the use of water efficient fittings - selecting appropriate Toilets, Urinals, Taps, Showers, Baths, Dishwashers and Washing Machines to achieve significant water usage savings; and
 - a water saving culture - educating users on water usage to enable them to make informed decisions on how they use water.
204. Secondly, Rickman's Green Village will also use rainwater harvesting to serve the current and future livestock demand on the farm. This has been integrated into the proposed surface water drainage strategy to ensure that water neutrality can be achieved.
205. A Water Neutrality Report is submitted for the full application, and demonstrates that Phase 1 of Rickman's Green Village will be water neutral. The same principles are to be adopted for Phase 2 (details for which are to be provided at Reserved Matters stage).

Ecology

206. Section 15 of the Framework sets out how proposals should protect and enhance biodiversity where possible, while also minimising the impacts on, and encouraging opportunities for net gains for biodiversity.
207. Policy 49 of the Local Plan seeks to ensure that the biodiversity value of the site is safeguarded and that demonstrable harm to habitats or species which are protected or which are of importance to biodiversity is avoided or mitigated. The policy also encourages biodiversity enhancements to be integrated as part of good design and sustainable development, and for proposals to protect, manage, and enhance the district's network of ecology and biodiversity. This is linked to Policy 52 which seeks to protect and enhance existing green infrastructure.

Protected habitats

208. The site is not located within a designated Special Area of Conservation, Special Protection Area, RAMSAR site, Site of Special Scientific Interest, Area of Outstanding Natural Beauty, or National Park. The site is however located within the Impact Zone for Chiddingfold Forest Site of Special Scientific Interest (1.8 kilometres north), the Zone of Influence of The Mens Special Area of Conservation (3.9 kilometres west), and the Zone of Influence of the Ebernoe Common Special Area of Conservation (3.7 kilometres south east).

209. The habitats of greatest ecological value at Rickman's Green Village consist of broadleaved semi-natural woodland and native hedgerow. To ensure that these habitats are protected, a 30m buffer zone will be established between all new development and woodland boundaries, and a 10m buffer between all new development and hedgerows.
210. Habitats of lesser ecological value within the Rickman's Green Village site and wider landholding include improved grassland, species-poor semi-improved grassland, tall ruderal vegetation, buildings and hard-standing.
211. To enhance the habitats of greatest ecological value, and improve those of lesser ecological value, the proposal includes the following measures:
- existing priority habitats (woodland and hedgerows) will be retained and protected within the developed sites (including the incorporation of minimum 30m buffer zones between all new development and protected woodlands);
 - new areas of high-value habitats will be established across Crouchlands Farm through the creation of species-rich wildflower meadows, ponds, and native tree / shrub planting, including the strengthening of existing woodland edges through structural boundary planting (details for which are to be submitted at Reserved Matters stage); and
 - additional planting and other ecological enhancements (details for which are to be submitted at Reserved Matters stage).
212. The proposed enhancements will ensure any potential harm from Rickman's Green Village to protected habitats are minimised, in accordance with Policy 49 and the objectives of the Framework.

Protected species

213. Species-specific surveys have identified the following species at the site of Rickman's Green Village:
- foraging, commuting and roosting habitats for bats (including Bechstein and barbastelle bats);
 - great crested newts;
 - badgers; and
 - an assemblage of breeding birds, a number of which are red-list species.
214. To mitigate any potential impacts of the proposal on protected bat species, the proposal retains existing priority habitats through the incorporation of 30m buffer zones along key flight paths.
215. In regard to all protected species, the following measures have been incorporated into the design of Rickman's Green Village to reduce potential harm:
- the creation of 30m buffer zones to minimise recreational activity near or within sensitive habitats, including extensive new planting to create a minimum 10m shrub layer within the zones;

- the creation of new habitats throughout the wider landholding detailed within a landscape and ecology management plan, to be secured by way of a suitably worded planning condition; and
 - the preparation of a habitat and visitor management plan, to be secured by way of a suitably worded planning condition.
216. A sensitive lighting scheme has also been prepared for Phase 1 in accordance with the guidelines set out by the Bat Conservation Trust. With the adoption of a sensitive lighting scheme, the Ecological Impact Assessment concludes that there will be no likely residual effects of the proposal.
217. A sensitive lighting scheme will also be prepared for Phase 2 following the principles adopted for Phase 1 (details for which are to be submitted at Reserved Matters stage).
218. The proposal will therefore avoid harm to protected species, in accordance with Policy 49 and the objectives of the Framework.

Biodiversity Net Gain

219. A Biodiversity Net Gain Assessment has been prepared for Phase 1 of Rickman's Green Village and finds that, subject to the proposed biodiversity enhancements being implemented, the proposal will achieve a net gain of 45%.
220. Phase 2 will also achieve at least a 10% net gain in biodiversity (details for which are to be provided at Reserved Matters stage).
221. The enhancements proposed within the Biodiversity Net Gain Assessment are to be secured by way of a suitably worded planning condition, and obligations to be agreed within a Section 106 Agreement.

Trees

222. Paragraph 131 of the Framework encourages developments to take opportunities to incorporate new trees and retain existing trees where possible. This is echoed by Policy 52 of the Local Plan which encourages proposals (where appropriate) to improve existing trees, woodland and hedges or make additional provision.
223. For Phase 1, 81 individual trees, 8 groups of trees, 4 hedgerows and 2 areas of woodland are growing within or immediately adjacent to the site. The supporting Arboricultural Impact Assessment provides a record of the quality of existing trees and hedges and considers the potential impact of the proposal to them.
224. The assessment recommends that only four trees need to be removed to accommodate the proposed new access and road from Rickman's Lane to Rickman's Green Village. Two of the trees are mature. One is Category A, two are Category B, and one is a Category C tree. One hedgerow and one section of a field boundary hedgerow are also to be removed.
225. The Arboricultural Impact Assessment finds that (page 22):

“Whilst the removals will result in a 24m gap in the tree belt, the retention of the trees to the north and south coupled with the retained tree belt on the opposite side of the

road will ensure the green infrastructure is not materially impacted" [...] "The proposed landscaping plans also enhance the ancient woodland buffers by providing a woodland edge/under planting, that will readily enhance the existing green infrastructure".

226. To protect the Ancient Woodland, a minimum 15m buffer zone will also be incorporated between existing woodland and the development. The introduction of a buffer zone will enhance the biodiversity potential of the woodland by increasing the woodland edge habitat. The buffer will also be structured and planted in such a way to provide a physical barrier between the site and ancient woodland that restricts public access and minimises the potential for light, noise and litter pollution from visitors.
227. The Arboricultural Impact Assessment concludes, therefore, that *"the arboricultural impact of this scheme is of low magnitude"* (page 30).
228. The same design principles for Phase I will be applied to the remainder of Rickman's Green Village (details for which are to be provided at Reserved Matters stage).
229. In light of the above, the proposal accords wholly with Policy 52 of the Local Plan and the objectives of the Framework.

Land quality and minerals

230. Rickman's Green Village lies within Weald Clay of the Brick Clay Resource Minerals Safeguarding Area. A Mineral Consultation Area covers the same area.
231. Policy M9 of the West Sussex and South Downs Joint Minerals Plan refers to 'Safeguarding Minerals' and seeks to avoid minerals sterilisation. Prior extraction can be required unless this is demonstrated to be not practicable or environmentally feasible. In respect of these two tests, it is considered neither practicable nor environmentally feasible to require prior extraction, should a viable minerals resource exist.
232. A Minerals Assessment accompanies the full and outline applications, concluding that there is an overwhelming need for the redevelopment at Rickman's Green Village which outweighs the safeguarding of the mineral in this instance. There are also significant constraints which indicate that significant prior extraction of clay and removal from site will not be economically viable and will be environmentally unsustainable.
233. The same conclusion was reached by West Sussex County Council Minerals and Waste Planning Authority (MWPA) in its assessment of the Whole Farm Plan application (ref 22/01735/FULEIA) who found *"given the low economic value of the resource and environmental constraints around the [Whole Farm Plan] site, the MWPA is of the opinion that the priority of the safeguarded resource in this instance is considered "low"."*

Loss of agricultural land

234. Paragraph 174(b) of the Framework sets out that planning decisions should recognise the benefits of the best and most versatile agricultural land. This is supported by

Policy 48 of the Local Plan, relating to the natural environment, which requires the development of poorer quality land in preference to best and most versatile land.

235. The proposal is sited on land that is not best or most versatile. This is confirmed by the supporting Agricultural Land Classification Assessment which finds the site to be grade 3b agricultural land.
236. It is therefore concluded that the loss of this small area of agricultural land would not conflict with national or local planning policy.

Highways and parking

237. The Framework recognises that transport policies have an important role to play in facilitating sustainable development. Paragraph 111 of the Framework states that, in determining a proposal, applications “*should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”.
238. Policy 8 of the Local Plan relates to transport and accessibility. This policy sets out that the Council will work with developers to provide an improved and better integrated transport network, ensuring that new development is well located and designed to minimise the need for travel, encourages sustainable modes of travel, and contributes towards necessary transport infrastructure. New development may also be required to deliver or contribute towards specific transport improvements directly related to that development. The Council will work with developers to improve accessibility to key services and facilities too to ensure that new facilities are accessible by sustainable modes of travel.
239. In addition, Policy 39 relates to transport, accessibility and parking and sets out specific criteria against which proposals for new residential development will be assessed.
240. The transport strategy for Rickman's Green Village is based on the following key principles:
- actively deprioritising the use of private cars within the development and embedding the means of further de-prioritisation in future, including designing the internal street network with low (20mph) speeds in mind, and designing narrow streets to prioritise active travellers, maintain slow speeds, and delimit the potential for fly parking across the site;
 - designing for pedestrian and cyclist prioritisation, using Safe System principles to reduce road danger in all associated design, including ensuring low vehicle speeds across the site, and segregating users and conflicting movements to remove potential causes of fatal or serious injury crashes;
 - building on the Public Right of Way improvements proposed as part of the Whole Farm Plan proposals, to increase access between the site and nearby settlements, services and facilities; and
 - investing in substantial improvements to public transport (see below) to serve the Rickman's Green Village proposal, including the village hub proposed within the Whole Farm Plan application (ref 22/01735/FULEIA).

241. Further details of the proposals compliance with the criteria of Local Plan Policy 39 are provided in the Transport Assessments submitted for the full and outline applications.
242. Policy 39 also requires developments with a significant transport impact to submit a Travel Plan including defined targets, implementation, funding and monitoring regime. A Travel Plan and Parking Assessment for Phase 1 is submitted to support the full application.
243. An Interim Travel Plan has been prepared for Phase 2 and details the measures and initiatives that will be implemented to encourage sustainable travel choices to the proposed school (if included). These measures include, but are not limited to, cycle parking and training, issuing of digital travel information packs, and the promotion of car sharing. A Travel Plan and Parking Assessment for Phase 2 will be submitted at Reserved Matters stage.

Access

244. A new vehicular access to the south of the existing farm access is proposed to serve Phase 1, parts of Phase 2 and the school (if included) of Rickman's Green Village, and elements of the village hub proposed within the Whole Farm Plan application (ref 22/01735/FULEIA). A new vehicular access to the east of Rickman's Lane is also proposed to serve the remainder of Phase 2.
245. The new accesses have been designed to enable slow and safe movements of vehicles, giving priority to pedestrians and cyclists. Both accesses achieve visibility splays of 2.4 metres x 43 metres in both directions and will be appropriate for refuse vehicles.
246. Further details are provided in the Transport Assessments submitted for the full and outline applications.

Parking

247. Policy 39 states that the level of parking provision for new developments should be in accordance with West Sussex County Council guidance.
248. All car and cycle parking for the proposed residential elements of Rickman's Green Village will be provided in accordance with West Sussex County Council guidance. A 10% reduction has also been applied to the recommended parking provision to promote sustainable travel modes.
249. Phase 1 of Rickman's Green Village adopts a 'park and stride' arrangement, whereby one parking space will be allocated near to each dwelling (two spaces for larger dwellings), and parking for additional cars and visitors will be dispersed in unallocated spaces throughout the site, including a parking barn with up to 22 spaces.
250. Cycle parking, however, will be provided within the curtilage for individual dwellings in Phase 1 to encourage the use of this sustainable mode of transport. The same principles are to be incorporated into Phase 2 (details for which are to be submitted at Reserved Matters stage).

251. The parking provision for the school will be informed by a site-specific assessment, in line with West Sussex County Council guidance. Further details are provided in the Interim Travel Plan for the outline application.

Public transport provision

252. A key element of the proposal's transport strategy is to invest in substantial improvements to public transport. The full application proposes a new, twice-hourly bus service from Rickman's Green Village to Billingshurst.
253. This service is intended to serve future occupants and visitors to Rickman's Green Village, pupils and their parents and staff of the school (if included), and users of the village hub proposed within the Whole Farm Plan application (ref 22/01735/FULEIA). This new service will offer a link to the nearest town and thus connection to a range of facilities including a rail station, and the opportunity to connect with an existing bus service for onward travel to Broadbridge Heath and Horsham.
254. The proposed bus service is to be secured by way of a suitably worded planning condition, and obligations to be agreed within a Section 106 Agreement.
255. Further details, including the proposed bus route and method of funding, will be provided in a separate briefing note to be submitted during the determination period.

Energy and sustainability

256. Policy 40 of the Local Plan relates to sustainable design and construction and sets out evidence that must be provided to demonstrate the following criteria have been considered. The criteria are (in *italics*, alongside our comments):
- *how the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated* – the proposal has been designed to protect the built and natural environment by, for example, adopting a landscape-led design that includes trees and hedges and fields to form the backbone and backdrop to the buildings, and incorporating mitigation measures to minimise any potential impacts on protected and non-protected habitats and species. Further details are provided in the Design and Access Statements, Heritage Statements, Landscape and Visual Impact Assessment, Arboricultural Impact Assessment and Ecological Impact Assessment;
 - *the proposal achieves a minimum water consumption of 110 litres per person per day including external water use* – the proposal accords wholly with this criterion. Further details are provided in the Water Neutrality Report for Phase 1. The same principles are to be adopted for Phase 2 (details for which are to be submitted at Reserved Matters stage);
 - *new development complies with Building for Life Standards or equivalent replacement national minimum standards, whichever are higher by ensuring it is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services; and takes into account the need for on-site waste reduction and recycling* – the proposal complies wholly with this criterion. Further details are provided in the remainder of this Planning Statement, and the Design and

Access Statement for Phase 1. For Phase 2, detailed designs will be provided at the Reserved Matters stage;

- *where appropriate, the proposals apply sound sustainable design, good environmental practices, sustainable building techniques and technology, including the use of materials that reduce the embodied carbon of construction and the use of re-used or recycled materials – the proposal complies wholly with this criterion. Further details are provided in the Design and Access Statement for Phase 1. The same design principles will be adopted for Phase 2 (details for which are to be submitted at Reserved Matters stage);*
- *energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement, including the use of energy efficient passive solar design principles where possible – the proposal has been designed to minimise energy demands and incorporate renewable, low carbon and decentralised energy schemes. Further details are provided in the Design and Access Statement for Phase 1. The same design principles will be adopted for Phase 2 (details for which are to be submitted at Reserved Matters stage);*
- *the proposals include measures to adapt to climate change, such as the provision of green infrastructure, sustainable urban drainage systems, suitable shading of pedestrian routes and open spaces and drought resistant planting / landscaping – the proposal complies wholly with this criterion. Further details are provided in the Design and Access Statements, and the Flood Risk Assessment and Surface Water Drainage Strategies. The proposed detailed landscaping plans for Phase 1 are to be secured by a suitably worded condition, and for Phase 2 will be submitted at Reserved Matters stage;*
- *the historic and built environment, open space, and landscape character will be protected and enhanced – the proposal has been designed to protect and enhance the historic and built environment, open space, and landscape character of the site and surrounding area. Further details are provided in the Design and Access Statements, Heritage Statements and Landscape and Visual Impact Assessment;*
- *the natural environment and biodiversity will be protected and / or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure – the proposal complies wholly with this criterion. Further details are provided in the Design and Access Statements, Landscape and Visual Impact Assessment, Arboricultural Impact Assessment, Ecological Impact Assessment, and Biodiversity Net Gain Assessments;*
- *the development is appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and is sensitively designed to maintain the tranquillity and local character and identity of the area – the homes will be designed to reflect those found villages elsewhere in this part of Sussex. There will be no direct impacts on nearby listed buildings as no works are proposed to the buildings themselves so potential impacts are therefore limited to be to the setting of the listed buildings. Further details are provided in the Design and Access Statements, Heritage Statements, and Landscape and Visual Impact Assessment; and*

the reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles – the proposal has been designed to minimise and mitigate any potential impacts from traffic and pollution. These measures include, but are not limited to, the use of SuDS across the site, the implementation of a sensitive lighting scheme, and proposal for a new bus service from Rickman's Green Village to Billingshurst. Further details are provided in the supporting Flood Risk Assessment and Surface Water Drainage Strategies, Air Quality Impact Assessments, Noise Assessments, and Transport Assessments;

257. In addition to the above, Phase 1 of Rickman's Green Village has been designed with sustainability at the very fore. The proposed building forms are compact to avoid large, exposed surfaces and minimise heat loss, and windows are maximised on the southern elevations to increase daylight and solar gain and grouped in some instances to minimise heat loss and improve efficiencies.
258. Within Phase 1, all homes will also be constructed using Modern Methods of Construction. This delivers more efficiency, cost savings, improved build quality and reduces waste. Further details are provided in the Design and Access Statement for the full application.
259. The same design principles are to be adopted for Phase 2 of Rickman's Green Village (details for which are to be provided at Reserved Matters stage).

Site servicing

Waste and recycling

260. For Phase 1 of Rickman's Green Village, each house will be afforded bin storage and apartments will be afforded communal bin stores. Further details are provided in the Design and Access Statement for the full application.
261. All dwellings within Phase 1 will be served by a frequent waste removal and recycling service. Swept path analysis provided within the Transport Assessment confirms that a refuse vehicle up to 11.2 metres in length will be able to enter and exit Rickman's Green Village safely from both proposed new access points.
262. The internal road network for Phase 1 has also been designed to ensure that refuse vehicles up to 11.2 metres in length can access all dwellings.
263. The same design principles will be adopted for Phase 2 (details for which are to be provided at Reserved Matters stage).

Fire safety

264. Swept path analysis provided within the Transport Assessment is appropriate for emergency vehicles, including fire engines, and confirms that such vehicles will be able to enter and exit the site safely from Rickman's Lane via both proposed new access points.

265. The internal road network of Phase 1 of Rickman's Green Village has been designed to ensure that all homes can be easily and safely accessed by emergency vehicles. The same design principles will be adopted for Phase 2 (details for which are to be provided at Reserved Matters stage).
266. Details of the position of fire hydrants for phases 1 and 2 are to be secured by a suitably worded planning condition.

G. PLANNING BALANCE AND POLICY CONCLUSION

267. Policy I of the Local Plan relates to the presumption in favour of sustainable development and sets out that the Council will take a positive approach to development, in accordance with the Framework. It goes on to state that, where relevant policies of the Local Plan are out of date, the Council will grant permission unless material considerations indicate otherwise, taking into account any adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits.
268. In assessing the application as a whole, it is clear the proposal would deliver the following benefits:
- Social:
 - the provision of up to 600 new, high-quality homes, of which 30% will be affordable;
 - the provision of a new two-form entry primary school and early years and special educational needs provision;
 - the provision of new open space, including play areas, formal recreation areas, and allotments;
 - improvements to existing walking and cycling infrastructure; and
 - the introduction of new walking routes, including circular countryside routes.
 - Economic
 - additional expenditure to the local economy during construction, and creation of jobs during construction;
 - additional expenditure in the local area; and
 - integration with the proposed village centre, including retail elements of the Whole Farm Plan.
 - Environmental
 - improvements to existing protected and non-protected habitats, and creation of new ones;
 - a Biodiversity Net Gain of 45%; and
 - provision of a new, twice-hourly bus service between Rickman's Green Village and Billingshurst.
269. The public benefits of the proposal and the weight afforded to each is summarised in the table below.

Public benefit	Weight
Provision of high-quality housing	Significant ¹¹
Contribution to five-year housing land supply	Substantial ¹²
Provision of affordable housing	Substantial ¹³
Provision of a two-form entry primary school and early years and special needs provision	Substantial
Provision of 8.92 hectares of open space, including play areas, formal recreation space, and allotments	Moderate ¹⁴
Improvements to walking and cycling infrastructure, and the provision of new walking and cycling routes including circulate countryside routes	Moderate ¹⁵
Construction expenditure and job creation, and additional local expenditure	Significant ¹⁶
Local area expenditure	Significant ¹⁷
45% biodiversity net gain	Significant ¹⁸
Creation of habitats	Significant ¹⁹
New, twice-hourly bus service	Substantial

¹¹ National Planning Policy Framework (2021), paragraph 134.

¹² Appeal decision reference APP/L3815/W/21/3270721, dated 27 May 2022, paragraph 112.

¹³ Appeal decision reference APP/L3815/W/21/3270721, dated 27 May 2022, paragraph 113

¹⁴ Appeal decision reference APP/L3815/W/21/3270721, dated 27 May 2022, paragraph 114

¹⁵ Appeal decision reference APP/L3815/W/22/3291160, dated 19 August 2022, paragraph 97

¹⁶ Appeal decision reference APP/L3815/W/22/3291160, dated 19 August 2022, paragraph 95

¹⁷ Appeal decision reference APP/L3815/W/22/3291160, dated 19 August 2022, paragraph 95

¹⁸ Appeal decision reference APP/L3815/W/21/3270721, dated 27 May 2022, paragraph 115

¹⁹ Appeal decision reference APP/L3815/W/21/3270721, dated 27 May 2022, paragraph 115

270. Due to the nature and scale of the proposed development on a site which is located outside of a defined settlement boundary in the countryside, Rickman's Green Village conflicts with policies 2, 4, 25 and 45 of the Local Plan. These policies are out of date however, so this conflict can be afforded, at best, limited weight.
271. Where the proposal is considered to result in harm, this should be balanced against the multiple and varied social, economic, and environmental benefits of the proposal.
272. On operation of Local Plan Policy I, which requires the Council to grant planning permission unless material considerations indicate otherwise, accounting for whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework, the titled balance weighs heavily in favour of granting permission for Rickman's Green Village. This is also the case on the operation of the titled balance within the Framework.
273. Rickman's Green Village is also being promoted through the emerging Local Plan. Whilst this can be afforded limited weight at this time, it carries weight nonetheless that, were the site to be allocated in the emerging Local Plan, would become a material consideration of significant weight.
274. The above clearly indicates that permission for both full and outline applications for Rickman's Green Village should be granted.