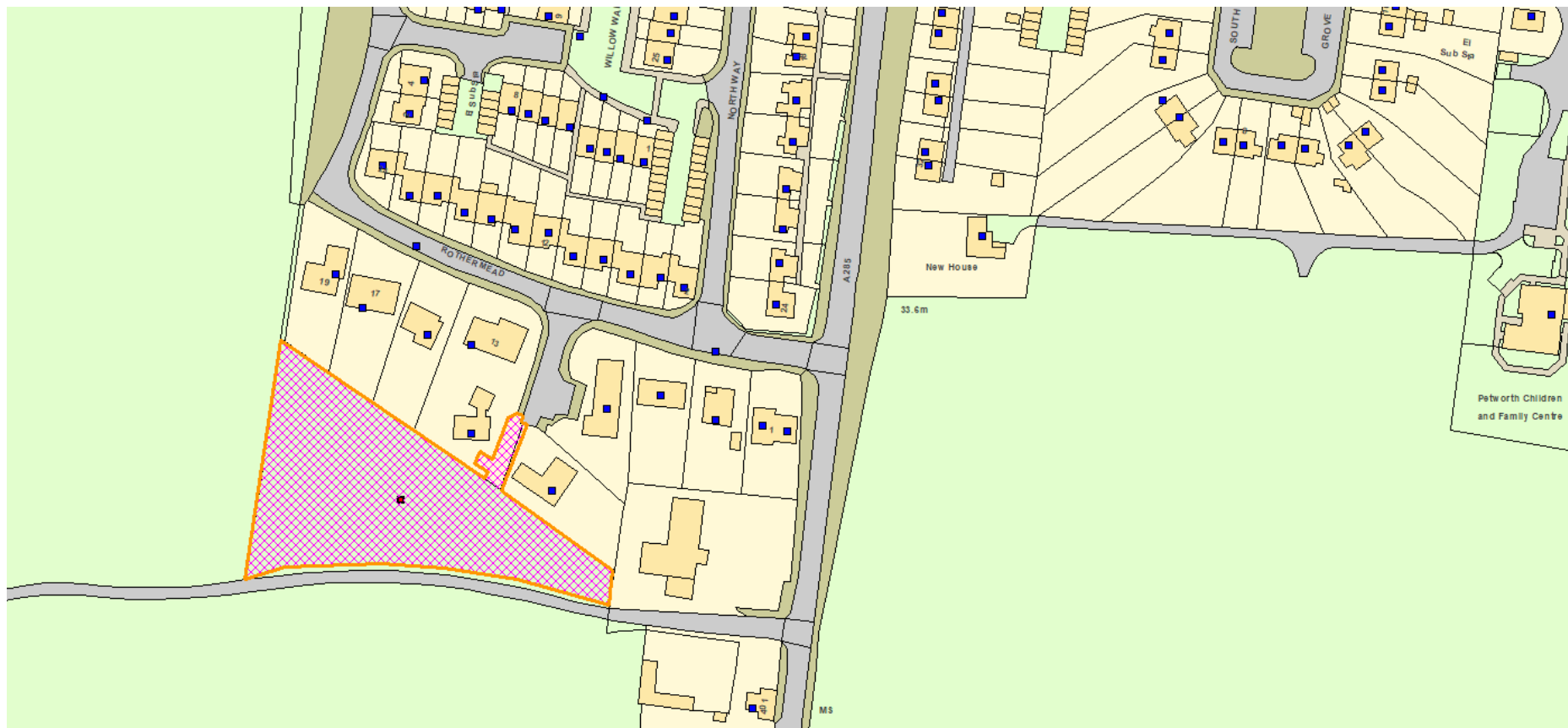


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| Report to | Planning Committee |
| Date | 14 May 2026 |
| By | Director of Placemaking |
| Local Authority | Chichester District Council |
| Application Number | SDNP/25/04030/FUL |
| Applicant | Mark Turner – William Lacey Group |
| Application | Full Planning Application for the Construction of 9 dwellings and associated access road, parking and landscaping |
| Address | Land South of Rothermead, Rothermead, Petworth |

Recommendation:

- 1) That planning permission be granted subject to:
 - i. The satisfactory completion of a Section 106 agreement, the final form of wording for which is delegated to the Director of Placemaking, to secure:
 - 3 Affordable Housing Units as set out in the report.****
 - ii. The conditions as set out at paragraph 9.1 of the previous committee report, Appendix 2 - 9 April 2026 Planning Committee Report PC25/26-46 and Update Sheet.**
 - iii. Any amendments or additional conditions required to address technical matters.****
 - 2) That authority be delegated to the Director of Placemaking to make minor amendments to conditions pursuant to ii and iii above as required, subject to the resolution of the s106 agreement.**
 - 3) That authority be delegated to the Director of Placemaking to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 14 May 2026 Planning Committee meeting.**
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Site Location



Map

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Executive Summary

Key Matters

- This application relates to an allocated site to the south of Petworth and within its settlement boundary. The site is allocated for 10 housing units within the Petworth Neighbourhood Plan (policy H8).
- The application was considered by Planning Committee in April 2026 where Members resolved to defer the application to allow the applicant to address the Committee's concerns in relation to;
 - 1) The relationship between Unit 1 and Unit 2 and number 9 Rothermead and consideration of repositioning, and
 - 2) The access road so far as was practicable
- This report focuses solely on these matters, and any further representations received post April committee and in conjunction with the revised drawings.
- For all other matters, including landscape and design, overall layout, materials, parking, ecology and BNG and affordable housing and housing mix members should refer to the original committee report at Appendix 2 – 9 April 2026 Planning Committee Report PC25/26-46 and Update Sheet.
- As set out below it is considered that the matters deferred by Members have been addressed as far as is practicable and it is considered that, with the appropriate conditions and s106 agreement in place, the proposed development complies with the adopted policies and the National Park Purposes and can be recommended for approval.

1. Site Description

- 1.1 Please see previous committee report, Appendix 2 – 9 April Planning Committee Report PC25/26-46 and Update Sheet.

Relevant Planning History

- 1.2 Please see previous committee report, Appendix 2 – 9 April Planning Committee Report PC25/26-46 and Update Sheet.

2. Proposals

- 2.1 The full details of the proposals are set out in Appendix 2 - 9 April Planning Committee Report PC25/26-46 and Update Sheet
- 2.2 In summary the application is for nine dwellings, three of which will be affordable, these affordable dwelling constitute plots 3, 4 and 5. Access to the site is on the north boundary of the plot, via Rothermead.
- 2.3 Since the application was deferred the applicant has amended the plans. These show alterations to the roof form of plots 1 & 2 – these alterations reduce the number of bedrooms in these units from three per unit to two per unit.
- 2.4 The amended drawings show a revised form (this plot is now better described as a 'Chalet Bungalow') and scale of plots 1 & 2. The size of the overall roof form has been reduced, and the highest point of the ridge is now further away from number 9 Rothermead. The eaves height of the new building on plot 1 & 2 has been reduced from 4.1 metres to 2.9 metres and the ridge height reduced from 8.7 metres to 7.6 metres.
- 2.5 This building has also been rotated further away from the existing building at number 9, the axis of rotation is the front elevation of the proposed new building on plot 1 and 2. This means that the new dwelling is now 11 metres instead of 10 metres away from the side elevation of 9 Rothermead at section E-E (taken through the front portion of the proposed

building) and 12 metres instead of 10 metres away from the side elevation of number 9 Rothermead when looking at section F-F (through the rear elevation of the proposed new building and the rear back building line of number 9 Rothermead).

- 2.6 As a result of the revisions plots 1 & 2 have changed from 2 x 3 bedroom units to 2 x 2 bedroom units. The housing mix now comprises 2 x 2-bedroom units, 2 x 3-bedroom units, 2 x 4-bed plus units in relation to the market units, the affordable mix stays as previously proposed. It should be noted that plot 6 is referred to as a 3-bed but, due to its size and the study on the ground floor is considered as a 4-bed unit for the purpose of policy SD27.
- 2.7 The proposed access route has not changed – this is constrained by the presence of number 11 Rothermead (which is not part of the redline application site plan) and the existing building at number 9 Rothermead. Whilst the access route hasn't changed the drawings now confirm that the access road will be excavated to a similar height as the existing ground floor level of the building at 9 Rothermead. They also show proposed privacy screening, and it should be noted that the boundary treatment between the access road and number 9 Rothermead will be secured via condition 6 as detailed in Appendix 2 - 9 April Planning Committee Report PC25/26-46 and Update Sheet

3. Consultations

- 3.1 The submitted revisions have been uploaded to the SDNPA website and these documents have been subject to a 14-day neighbour consultation and a Parish Council Consultation as noted under the representation section below. No other formal consultations were deemed necessary.
- 3.2 **Petworth Parish Council** – Any comments to be reported via the update sheet

4. Representations

- 4.1 No additional letters of representation have been received in respect of the revised drawings as a result of the re-consultation exercise. If any representations are they will be reported to members via the update sheet or verbally. All previous letter of support and objection are reported at paragraph 4 of the previous committee report (Appendix 2 - 9th April Planning Committee Report PC25/26-46 and Update Sheet).

5. Planning Policy

Emerging Local Plan

- 5.1 Policy in respect of this application has not changed since the April 2026 committee – please see Appendix 2 - 9 April Planning Committee Report PC25/26-46 and Update Sheet
- 5.2 Whilst policy has not changed members should however note that the Authorities five-year housing land supply position has been updated as set out below at paragraphs 5.3 – 5.7.
- 5.3 The South Downs National Park Authority is currently unable to demonstrate a five-year supply of deliverable housing sites. This is because the target that this calculation is based on has changed from 250 homes per year as set out in the adopted Local Plan to 370 homes per year.
- 5.4 This follows Government policy and guidance that, once a Local Plan is over five years old, the housing supply should be based on the local housing need figure until a new Local Plan is in place. The appropriate housing need figure is 323 homes per year, to which we have added an allowance for previous under-supply and a 5% buffer resulting in 370 homes per year. Against this figure the Authority can demonstrate a 4.8-year supply of housing.
- 5.5 This marginal deficit will be addressed through the new South Downs Local Plan which identifies sufficient new sites to meet the increased requirement. In the interim however, National Planning Policy Framework paragraph 11d applies – that is that planning permission for new homes *should* be granted unless:

- 5.6 “i. the application of policies in this Framework that protect areas or assets of particular importance (which includes National Parks) provides a strong reason for refusing the development proposed; or
- 5.7 ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.
- 5.8 Neither i. or ii are considered to apply in this instance, as demonstrated by the assessment of the scheme as already set out in the original report (see Appendix 2 - 9 April Planning Committee Report PC25/26-46 and Update Sheet) and by the assessment of the revised scheme as set out below.

6. Planning Assessment

6.1 The below planning assessment focuses on the reasons for deferral and the changes made to the scheme to address Member comments at Committee on the 9 April 2026. For all other aspects of the scheme please see the original committee report PC25/26-46 attached at Appendix 2 of this report.

Access

- 6.2 During the committee meeting on the 9 of April Members expressed concerns regarding the access arrangements to the site and in particular, the close proximity of these to the existing dwelling at number 9 Rothermead. Members also expressed concern regarding the safety and practicality of the access arrangement, including visibility for vehicles entering and exiting Rothermead, the presence of on-street parking, and the implications for refuse collection and emergency vehicle access.
- 6.3 The applicant has engaged in pre application and post application consultation with West Sussex County Council Highways Authority in respect of the proposed access route and, following these discussions the Highways Authority has raised no objection to the scheme.
- 6.4 Tracking diagrams showing access and egress of an 11m refuse vehicle have been submitted with the application and there are no objections from West Sussex Fire and Rescue to the scheme. On this basis and taking into account the advice of the Highway Authority and Fire Authority, it is considered that the safety and practicality of the proposed new entrance is acceptable.
- 6.5 The applicant has submitted a section which better shows the relationship between the proposed new access and the existing building at number 9 Rothermead. Whilst it is acknowledged that this proposed new access is in close proximity to the existing building (1 metre at its nearest point) it should be noted that this closest element is the flank wall of the garage, which has no windows in it. The remainder of the bungalow facing proposed new access road is approximately 11 metres away (the windows in this elevation serve an entrance hall and a bathroom). The applicant proposes to screen the access road via planting along the entire boundary with number 9 Rothermead. Such boundary treatments are already reserved by condition 6 (d), which has been strengthened to make particular reference to this boundary (please see Appendix 2 - 9 April Planning Committee Report PC25/26-46 and Update Sheet).
- 6.6 Bearing in mind the above, officers consider the proposed new access route is acceptable and, whilst it is acknowledged it would have an impact upon number 9 Rothermead in terms of a change to the outlook from its west facing elevation, this impact would not be so adverse as to justify a refusal in this instance.

Amenity

- 6.7 The applicant has submitted revised drawings. These show alterations to the roof form of plots 1 & 2 – these alterations reduce the number of bedrooms in these units from three to two. This changes to overall mix of the market element of the scheme to 33% 2-bedroom units, 33% 3-bedroom and 33% 4-bed plus. Policy SD27 notes that market housing should provide 10% 1-beds, 40% 2-beds, 40% 3-beds and 10% 4 plus beds. The change in mix means that the market element of this scheme better complies with SD27 than previously and there is a better balance of smaller sized market units.
- 6.8 During the committee meeting of 9 April Members expressed concern that the scale, orientation and proximity of plots 1 & 2 to the existing bungalow at number 9 Rothermead could result in an overbearing impact and adversely impact the amenity of the occupiers of this existing dwelling. Since this meeting the applicant has revised the form, scale and orientation of plots 1 & 2, reducing the size of the overall roof form so that it is smaller and the highest ridge point is further away from number 9 Rothermead.
- 6.9 The eaves height of the building on plots 1 & 2 has now been reduced from 4.1 metres to 2.9 metres and the ridge height reduced from 8.7 metres to 7.6 metres. This building has also been rotated further away from the existing building at number 9, as shown by the revised concept layout plan and new section F-F. This means that the new dwelling is now 11 metres instead of 10 metres away from the side elevation of 9 Rothermead at section E-E and 12 metres away instead of 10 metres away from the side elevation when looking at section F-F.
- 6.10 It is considered that these revisions will have a positive impact upon the amenity of number 9 Rothermead and, whilst this property will still look out over housing and the back gardens of the new properties rather than a green field, this is inevitable given the allocation of this site for housing in the Neighbourhood Plan and it is not considered that the amenity of the occupants of this property would be adversely affected to such a degree that a reason for refusal of planning permission on these grounds would be justified.
- 6.11 Accordingly, and taking into account the improvements made by the reduction in height of the roof form and the re-positioning of the proposed building at Plots 1 & 2, the application is recommended for approval.
- 6.12 **Conclusion**
- 6.13 Overall, this is an allocated site, and the scale and design of the proposals are acceptable having considered consultee responses, representations, and the landscape character and appearance of the immediate and surrounding area.
- 6.14 The scheme has been revised following the committee meeting on the 9 April 2026 and overall, the matters raised have been satisfactorily addressed.
- 6.15 The applicant has made changes which will lessen the impact of the proposed development on number 9 Rothermead in terms of this property’s outlook and in officers’ opinion, whilst there will still be an impact to this property in terms of their outlook and sense of enclosure, this impact is acceptable.
- 6.16 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. In these respects, the scheme would deliver a policy compliant development within a settlement boundary and provide on-site affordable housing. Environmentally the scheme would provide appropriate mitigation in relation to biodiversity net gain, ecosystems services enhancement and meet the sustainability credentials of the Local Plan.
- 6.17 The proposals substantially comply with the Local Plan and the NPPF, National Park Purposes and duty, and relevant legislation.
- 6.18 The application is, therefore, recommended for approval subject to a S106 agreement and the conditions as set out in Appendix 2 (9 April Planning Committee Report PC25/26-46 and Update Sheet).

7. Reason for Recommendation

7.1 It is recommended that.

- 1) Planning permission be granted subject to:
 - i) The satisfactory completion of a Section 106 agreement, the final form of wording for which is delegated to the Director of Placemaking, to secure:
 - 3 Affordable Housing Units as set out in the report.
 - ii) The original conditions as set out at paragraph 9.1 of the previous committee report, Appendix 2- 9 April 2026 Planning Committee Report PC25/26-46 and Update Sheet.
 - iii) Any amendments or additional conditions required to address technical matters.
- 2) That authority be delegated to the Director of Placemaking to make minor amendments to conditions pursuant to ii a iii above as required, subject to the resolution of the s106 agreement.
- 3) That authority be delegated to the Director of Placemaking to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 14 May 2026 Planning Committee meeting.

8. Conditions

See Appendix 2 - 9 April 2026 Planning Committee Report PC25/26-46 and Update Sheet.

TIM SLANEY

Director of Placemaking

South Downs National Park Authority

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Appendix: Appendix 1 - Information concerning consideration of applications before committee
Appendix 2 - 9 April 2026 Planning Committee Report PC25/26-46 and Update Sheet
SDNPA Consultees: Legal Services, Head of Development Management
Background Documents: [SDNP/25/04030/FUL | Full Planning Application for the Construction of 9 dwellings and associated access road, parking and landscaping | Land South of Rothermead Rothermead Petworth West Sussex](#)
[National Planning Policy Framework \(2023\)](#)
[South Downs Local Plan \(2014-33\)](#)
[The South Downs Local Plan Review - South Downs National Park Authority](#)
[South Downs National Park Partnership Management Plan](#)

[Adopted Affordable Housing SPD - South Downs National Park Authority](#)

[Adopted Parking SPD - South Downs National Park Authority](#)

[Adopted Design Guide SPD - South Downs National Park Authority](#)

[Adopted Sustainable Construction SPD - South Downs National Park Authority](#)

[Biodiversity Net Gain Technical Advice Note \(TAN\) - South Downs National Park Authority](#)

[Ecosystem Services Technical Advice Note \(TAN\) - South Downs National Park Authority](#)

[Petworth-Neighbourhood-Plan_July-2018.pdf](#)