

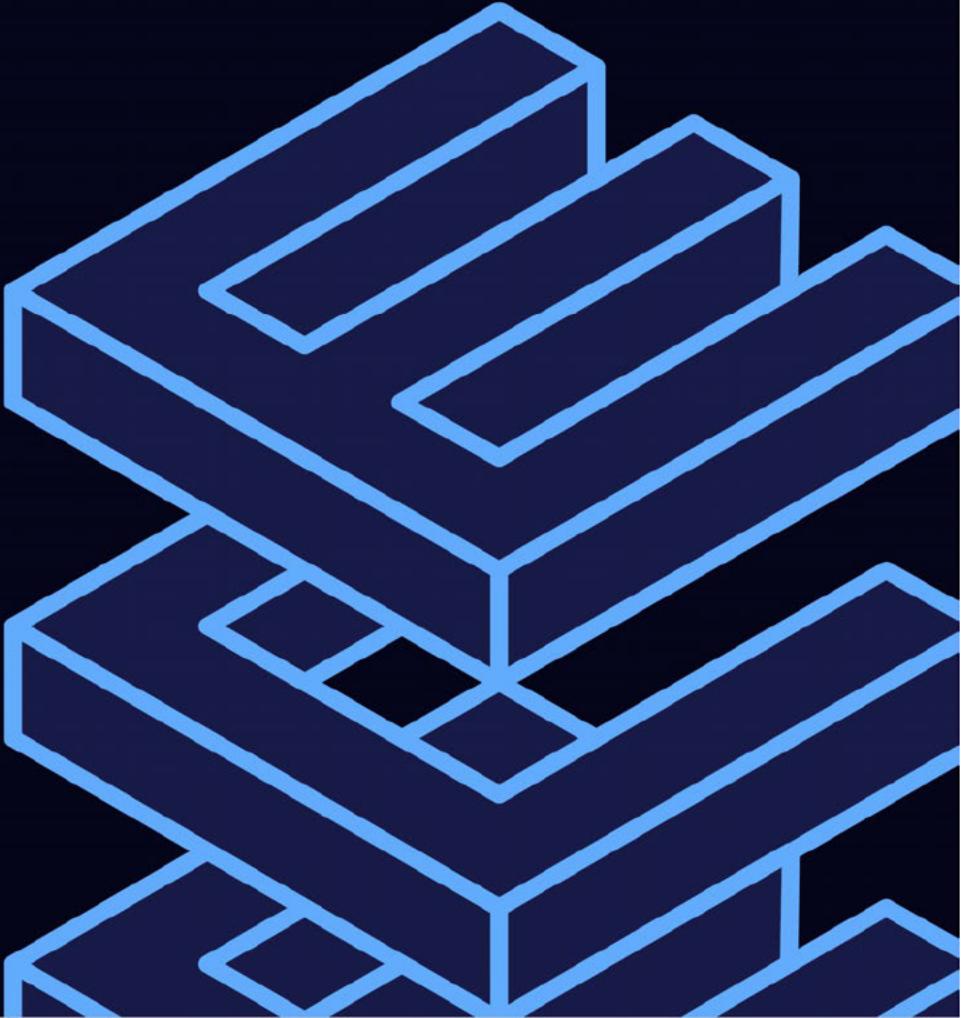


ECE Planning

Planning Statement

**Land west of Bines Road,
Partridge Green**

Date: November 2025



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Project Name: Land west of Bines Road

Location Land west of Bines Road, Partridge Green, West Sussex

Client: Croudace Homes Ltd

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1. Introduction

- 1.1. This Planning Statement is prepared by ECE Planning on behalf of our client, Croudace Homes Ltd, in support of an application for full planning permission for the following:

“Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments and associated landscaping.”
- 1.2. An application for the same development under reference DC/24/1699 at this site was refused by Horsham District Council (HDC) in August 2025. The substantive reason for refusal was the failure to satisfactorily demonstrate water neutrality as part of the development proposals. All other matters were considered acceptable as outlined in the officer’s report.
- 1.3. Natural England has now withdrawn its position statement regarding water neutrality thereby removing the single substantive reason for refusal.
- 1.4. This application is identical to the previous scheme apart from minor alterations to the layout and landscape design which were made during the course of the last application to address comments received during the determination process.
- 1.5. A list of drawings and reports which support this application is set out in the accompanying covering letter.
- 1.6. This Planning Statement provides a description of the development proposed and considers the planning policy context before reviewing each of the relevant material considerations to the determination of the application.

2. The Site

2.1. The overall site area extends to 6.3 Hectares. The Application Site boundary is shown edged red in Figure 1 below:



Figure 1 - Location Plan

2.2. The Application Site is located to the south west of Partridge Green, on the western side of Bines Road (B2135) and to the south of Lock Lane. Bines Road is a long north - south route which connects with the A283 to the south and A272 to the north. Lock Lane is a narrower country road which leads to a small number of dwellings and farmsteads to the north and west.

2.3. The Site abuts the defined settlement edge of Partridge Green as illustrated below by the orange shading.



Figure 2 - Application Site and Settlement Boundary

- 2.4. The Star Road Industrial Estate is located opposite the site on the eastern side of Bines Road. A number of houses are located to the south of the Application Site in a linear arrangement along Bines Road. This includes Crouchers which is a Grade II listed building. Dwellings are also located sporadically along Lock Lane to the north and west of the Application Site. These tend to be larger dwellings set within substantial grounds.
- 2.5. Agricultural fields are located to the immediate west and south of the Application Site. A group of large modern agricultural buildings are some 220m west of the Application Site boundary. There is also a group of dwellings approximately 160m to the south.
- 2.6. The northern and eastern site boundaries are defined by hedgerows and trees which provide screening from both Lock Lane and Bines Road. The Site is separated from the field to the south by a drainage ditch, hedgerow and a scattered line of Oak trees.
- 2.7. A small group of Oak trees on an approximate north-south alignment mark the western extent of the site which is otherwise relatively open to the field and farmstead beyond. A further group of Oak trees in the same alignment are located near to the centre of the Site. Historic maps indicate that these were former field boundaries which have since been lost to create a larger parcel of land.
- 2.8. A public right of way (FP 2372) is located some 155m to the west of the site running on an approximate north-south axis. A bridleway (BW 1864) runs along Lock Lane to the north of the site. The Downs Link path, which runs along the length of former railway lines, passes through Partridge Green to the east of the site.
- 2.9. The Star Industrial Estate now occupies the location of the former Partridge Green railway station and tracks. Users of the Downs Link therefore have to leave the route of the former railway and travel up Bines Road on the eastern boundary of the Application Site, before rejoining the route further north. This is one of only three short sections of the route located on a road.
- 2.10. The Application Site is not located within an area of designated landscape importance. There are no Tree Preservation Orders within or adjacent to the Site. It is not within or close to a Conservation Area. The Application Site is located within Flood Zone 1.

3. Planning History

3.1. A previous application, reference DC/24/1699, was refused on 29/08/2025 by delegated decision. The two reasons for refusal were as follows:

1. *Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).*
2. *The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the 45% of units required to be provided as affordable housing units or other obligations required to make the development acceptable. The proposal is therefore contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met.*

3.2. This application proposes the same development as application 24/1699 with only minor tweaks to the layout and landscape design which were made to address comments during the previous determination period. This application follows the withdrawal of Natural England's position statement on water neutrality which removes the first reason for refusal. The applicants are pursuing a Section 106 agreement with the Council which will address the second reason.

3.3. There were no outstanding objections from any consultee at the time the previous application was determined. The officer's report for DC/24/1699 reflects this position and is clear that all other matters were considered acceptable. The previous report is referenced where relevant in this planning statement.

3.4. An appeal has been submitted in respect of the refused application, reference APP/Z3825/W/25/3373144. This appeal is held in abeyance pending the resolution of this application.

Pre-application – July 2022 (Reference PE/22/0083)

3.5. The development subject to the 2022 pre-application was for approximately 207 dwellings on a 14Ha site.

3.6. Development on the scale proposed in this round of pre-application discussions was not supported by Officers. It was considered that the 14Ha site extended too far west into the countryside, and there was also concern relating to its southerly extent, with dwellings located to the south of existing houses on the western side of Bines Road.

3.7. However, the pre-application submission concluded that "*Officers are of the view that some level of residential development may be acceptable in the north-eastern extent of the site, as this more closely relates to the built-up area boundary of the village, is in closer proximity to the village's existing facilities and services, and has less harmful effects on the wider landscape/townscape setting.*"

3.8. Section 3 of the Design and Access Statement (DAS) prepared by ECE Architecture outlines how the proposed masterplan responds to the issues raised in the July 2022 pre-application response.

Pre-application – June 2024 (Reference PE/24/0037)

3.9. A second round of pre-application consultation was undertaken in June 2024. This was for a significantly reduced scheme of 105 dwellings on approximately 6.3Ha of land, representing a c.50% reduction to that previously discussed with HDC in 2022. The point of access remained the same, but the western and southern extents of the previous scheme have been removed to address the concerns on landscape impact.

- 3.10. Several design comments were received. These included a recommendation to reconsider the use of appartement blocks in the design, a note on ensuring parking standards are met throughout and a note on furthering connectivity through the site to the surrounding highway network (including public rights of way). Further information on the design response can be found in Section 3 of the DAS.
- 3.11. Importantly, it was noted that the development can adhere to the Council's Facilitating Appropriate Development (FAD) document, though Officers maintained some reservations relating to landscape impact. The FAD requires compliance with five criteria and was adopted by HDC in recognition of the Council's poor level of housing delivery over the past few years. Further assessment of both the FAD and this application's compliance with the document can be found in Section 5 and 6 of this Statement.

Public Consultation – April / May 2024

- 3.12. Residents and other important local stakeholders were given the opportunity to give feedback regarding the proposals during a public consultation exercise held in April and May of 2024.
- 3.13. A community drop-in session was held on Thursday 18th April from 3.30pm to 6.50pm at St Michael's Church Room, Church Lane, Partridge Green. The same materials were displayed online as part of a virtual consultation on the project website, partridggreen.your-feedback.co.uk, which was launched on the same day and had a portal where visitors could submit their views by completing a feedback form.
- 3.14. People were also able to feedback to the project team via a freephone information line and a project email address.
- 3.15. Comments received during the consultation raised concerns regarding the development of farmland, the impact on the local road network, and the ability of Partridge Green's infrastructure to accommodate more homes. However, some feedback was also positive including recognition that there is need for more housing for local families, and there was support for the importance placed on environmental and sustainability measures in the development.
- 3.16. Further information is contained within the Statement of Community Involvement prepared by Fairthorn Consultancy and submitted with this application.

4. The Proposal

4.1. Full planning permission is sought for the construction of 101 residential dwellings (45% of which would be affordable housing), together with the creation of a new access onto Bines Road, a cycle path, provision of public open space, surface water drainage infrastructure and associated landscaping, and two allotment plots.

4.2. Vehicular and pedestrian access would be provided via a single point of connection onto Bines Road. The access would be a short distance south of the entrance to the Star Industrial Estate. The entrance would tie into the existing footpath which runs north from the site providing a continuous pedestrian route into to the centre of Partridge Green.

4.3. A cycle path is proposed to run through the site. This would have two points of connection. The southerly access would be located directly opposite the junction where the Downs Link meets Bines Road. The path would continue north through the Application Site where it would link with Lock Lane (a Public Right of Way) in the north-east corner. This cycle path would provide increased opportunities and connectivity for future residents. It is also an alternative route for users of the Downs Link who would rather not cycle alongside the busy B2135 carriageway, thus creating a safer connecting route.

4.4. The proposal would provide 101 residential homes, 45% of which would be affordable. The proposed housing mix of the market and affordable units is shown in the tables below:

Affordable Housing – 46 Dwellings		
Bedrooms	Number	Percentage of overall affordable
1 Bed Flat	6	13%
2 Bed House	16	35%
3 Bed House	20	43%
4 Bed House	4	9%

Market Housing – 55 Dwellings		
Bedrooms	Number	Percentage of overall market
1 Bed Flat	2	4%
2 Bed House	11	20%
3 Bed House	24	44%
4 Bed House	16	29%
5 Bed House	2	3%

4.5. Of the affordable units, it is proposed to provide a tenure split of 70% Affordable Rented and 30% Shared Ownership, in line with Horsham District Council housing targets. The proposed unit and tenure breakdown is shown in the tables below:

Affordable Rented – 32 Dwellings		
Bedrooms	Number	Percentage of overall affordable rent
1 Bed Flat	6	19%
2 Bed House	13	47%
3 Bed House	13	34%

Shared Ownership – 14 Dwellings		
Bedrooms	Number	Percentage of overall shared ownership
2 Bed House	3	21%
3 Bed House	7	50%
4 Bed House	4	29%

4.6. The dwellings are set out within eastern and western parcels within the site. The central linear north-south line of Oak trees separates the east and west parcels, respecting the historic field boundary pattern. The linear Oak trees to the western side of the Application Site area marks the boundary of the residential development. This is also an historic (now lost) field boundary and would be strengthened with planting as part of the proposed landscape scheme.

4.7. The design of the house types is influenced by the traditional rural Sussex vernacular found throughout Partridge Green. This includes the use of tile hung facades, feature chimneys, scallop detailing, gables and hipped roofs.

4.8. The development utilises a refined palette of materials reduced to enable this design approach to reflect the character of the local area. A full package of detailed house type design is submitted with this application and further detail can be found in the DAS.

4.9. The affordable units, which would be spread across the site, would be indistinguishable from market housing in terms of their design and layout.

4.10. The proposed development includes 2.76Ha of public open space, which is approximately 43% of the overall site and in excess of policy requirement. The open space includes areas of amenity grassland and wildflower meadow mixes, through which a recreational path would be routed. The existing hedgerow and tree planting to the site boundaries would be enhanced as part of the overall landscape strategy with new native hedge and thicket planting.

4.11. The landscape masterplan (prepared by CSA Environmental) illustrates the proposed planting and also details the play strategy which includes trim trails, two Local Areas for Play (LAP) and a Local Equipped Area for Play (LEAP).

4.12. It also sets out how the sustainable drainage strategy, which includes two attenuation basins and a swale, would be incorporated into the wider landscape so that they will become ecological features of the site.

4.13. The cycle path will require the loss of a small section of the most southerly allotment plot located adjacent to Bines Road. The masterplan therefore also includes two new allotment plots adjacent to the southern access point for the proposed cycle path to mitigate this loss.

4.14. The development will provide more than the mandated 10% Biodiversity Net Gain (BNG) on-site.

Changes to the Scheme during previous application

4.15. The scheme layout was revised during the course of the previous application in response to comments received from the Council's landscape advisor. We outline below the alterations made which are all reflected on the drawings submitted in support of this application:

- The route of the informal hoggin path was moved east and pulled away from the western site boundary. This created room for more landscape planting along the entire western site boundary, increasing the buffer along the length of the site;
- Additional tree planting was included between the south west SuDS basin and the adjacent hoggin path. This complements and strengthens the screening to the development offered by the existing Oak Trees (T28, T29, T30) to further soften views to the site from the footpath, particularly from oblique views across the open field to the south west;
- Additional tree planting to the western edge of the north west SuDS basin and to the north west edge of the site. Once mature, this planting will provide additional screening to the site from views along Lock Lane;
- Plots 84 and 66 were reviewed given their proximity to the south west and north west boundaries respectively. The revised layout now proposes 1.5 Storey Chalet bungalows in these locations. This

reduces the ridge height of the properties by some 2 metres (plot 84) and 1.3 metres (plot 66) compared to the originally submitted layout. This reduces the mass of development at these corner locations.

- Further planting has been added to the southern boundary, concentrated to the north of the existing hedgerow and hoggin path. This provides further screening to this boundary to soften views to the site from the south.

5. Policy Overview

- 5.1. This section of the report summarises the national and local policy context relevant to the determination of the proposed development.
- 5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.3. In this case, the Development Plan comprises of the Horsham District Planning Framework (2015); and West Grinstead Neighbourhood Plan (2021).
- 5.4. The emerging Horsham District Local Plan was submitted for examination in July 2024. In April 2025 the Planning Inspector recommended withdrawal of the plan on the basis that HDC had not properly discharged the Duty to Co-operate together with other identified fundamental issues of soundness. HDC has not yet (at time of writing) formally withdrawn the plan.
- 5.5. HDC has also published 'Shaping Development in Horsham District'. This document sets out the council's position on proposed new development in the continued absence of an up to date local plan or five year housing land supply.

5.6. National Planning Policy Framework

- 5.6.1. The NPPF is a material consideration in the determination of planning applications. Local development plans must be in conformity with the aims and objectives of the NPPF. The latest version of the NPPF is dated February 2025.
- 5.6.2. The NPPF was updated with a view to delivering an increased new homes target of 370,000 new homes a year.
- 5.6.3. The relevant sections of the NPPF in relation to this application are summarised below and explored in further detail later in this Statement.

Section 2 - Achieving sustainable development
Section 5 - Delivering a sufficient supply of homes
Section 7 - Ensuring the vitality of town centres
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

5.7. National Planning Practice Guidance (NPPG)

- 5.7.1. The NPPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.8. Horsham District Planning Framework [2015]

- 5.8.1. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and is the overarching planning document for Horsham District outside the South Downs National Park (SDNP).

5.8.2. The HDPF is out of date by reason of it being over 5 years old. However, the following policies are considered to be relevant to the application and have been given full consideration in the preparation of this application.

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 – Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Need
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 – Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

5.9. West Grinstead Neighbourhood Plan [2021]

5.9.1. The Neighbourhood Plan does not contain any policies relating to the allocation of development sites. However, the following policies are relevant to the proposed development.

Policy 2 – Open Space
Policy 4 – Green Infrastructure

5.9.2. It is noted that amongst the aims of the Neighbourhood Plan is a desire to *“Include safe access and routes for cyclists to promote this mode of transport and reduce reliance on private cars”* and *“Protect and enhance the Downs Link”*.

5.10. Shaping Development in Horsham District Planning Advice Note [2025]

5.10.1. The Council is presently unable to demonstrate a 5-year land housing supply, with the Council's latest Authority Monitoring Report (April 2025) acknowledging a 5-year land housing supply of 1 years.

5.10.2. In the context of the Authority's inability to demonstrate a 5-year land housing supply and delays to the emerging local plan, HDC has published the 'Shaping Development in Horsham District Planning Advice Note' (SD PAN) document to clarify the approach that it will pursue in respect of spatial matters in the circumstance that existing and emerging policy is attributed greatly reduced weight. The provisions of this document represent a material consideration. This document updates the previously issued Facilitating Appropriate Development (FAD) document.

5.10.3. In respect of proposals for the development of unallocated land adjoining a settlement boundary, the SD PAN confirms that the Council will positively consider applications which meet all of the following criteria:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;

- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.”

6. Planning Appraisal

6.1. Introduction

6.1.1. This application is a resubmission of the previous scheme submitted following the withdrawal of Natural England's position statement for applications within the Sussex North Water Supply Zone.

6.1.2. Water neutrality was the main substantive reason for refusal of the previous application. The application was otherwise considered to be acceptable as evidenced in the officer's report. This section of the statement reviews the material planning considerations relating to determination of the application with reference to the Council's stated position in the previous application as set out in the officer's report.

6.2. Principle of Development

6.2.1. Paragraph 11(d) of the NPPF requires decision makers to apply a presumption in favour of sustainable development. This means, for the purposes of decision-taking, that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

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

6.2.2. Criteria i) and ii) of Paragraph 11(d) are effectively two 'limbs' of the presumption in favour of sustainable development. The presumption is not engaged unless either limb i) or ii) is satisfied.

6.2.3. Footnote 8 of the NPPF provides details on the circumstances where the policies which are most important for determining the application are considered out of date. In terms of applications for the provision of housing, this is when:

- a) the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or
- b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

6.2.4. HDC cannot demonstrate a five-year supply of housing land. The most recently published figure shows the Council has only a 1-year supply which is an extremely significant shortfall. The application must therefore be considered under the presumption in favour of sustainable development unless either Limb i) or ii) is engaged.

6.2.5. Footnote 7 of the NPPF notes that the policies referred to in 'Limb' i) are "*those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.*"

6.2.6. The documents submitted in support of this application demonstrate that the Application Site is not located within any of the protected areas outlined in Footnote 7. Further, policies relating to matters such as heritage and flood risk do not indicate a reason for refusal.

6.2.7. Horsham, in refusing the previous application, considered that the test of Limb i) failed given matters relating to water neutrality were not satisfied. The officer's report is clear that *"No other conflicts have been identified in relation to this site with regard to archaeological interest, areas at risk of flooding, Local Green Space, National Park, National Landscape, or designated heritage assets as required for consideration under footnote 7 of para 11(d)(i)."*

6.2.8. The removal of the Natural England position statement removes the only conflict with Limb i) meaning the presumption in favour of sustainable development is engaged.

6.2.9. The West Grinstead Neighbourhood Plan does not contain policies and allocations to meet its identified housing requirement. Paragraph 14 of the NPPF is therefore not applicable.

Shaping Development in Horsham District Planning Advice Note (SD PAN)

6.2.10. HDC, in recognition of its continued inability to identify a five-year supply of housing land and the slow emergence of a new Local Plan, has adopted the SD PAN document to help bring forward new development. Paragraph 1.9 of the SD PAN notes that *"HDC will continue to act in a proactive manner to deliver housing by supporting sustainable development that both delivers the requisite number of houses and ensures that other objectives are met."*

6.2.11. Paragraph 5.10 of SD PAN sets out how the Council will determine applications for development outside the existing Built up Area Boundaries (BUAB) of the district using Policy 4 of the HDPF. It states that HDC *"will consider positively applications that meet all of the criteria below:*

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

6.2.12. The officer's report on application DC/24/1699 states the following: *"Whilst the BUAB to Partridge Green sits to the opposite side of Bines Road, this is a matter of drafting as it is clear that the site is otherwise contiguous with this boundary. The proposed site lies within clearly defensible field boundaries and seeks to retain and enhance landscape features by way of the deep perimeter open spaces, drainage ditches and tree belts that are part of the overall localised landscape character. As set out below, the site would help meet local housing need and through the additional population would help to assist in the retention of local services. The development would also not prejudice comprehensive long-term development."*

6.2.13. The report continues that the level of expansion proposed is appropriate to the scale and function of the settlement concluding that Partridge Green *"has the services and facilities to accommodate this level of expansion with the new residents able to benefit from, and support, these facilities into the future."*

6.2.14. The report concludes that *"The proposal is also considered to accord with the FAD [now the SD PAN] which, although attracting limited weight as a guidance document only, nevertheless weighs in favour of the grant of planning permission. This includes consideration of the cumulative impact of the addition of 101 homes alongside commitments to a further 256 homes on the edge of the village."*

6.2.15. The presumption in favour of sustainable development under Paragraph 11 of the NPPF is engaged and the application accords with the provisions of the SD PAN. The delivery of 101 new homes, 45% of which are

affordable, carries significant weight in favour of the application in the continued absence of an up-to-date local plan and a five-year housing land supply.

6.3. Affordable Housing

6.3.1. Policy 16 of the HDPF states that the Council requires 35% of dwellings to be affordable. The Council's Affordable Housing Supplementary Planning Document requires affordable dwellings to be delivered at a ratio of 70% affordable rent and 30% affordable housing products.

6.3.2. The proposed scheme would deliver 45% affordable houses, significantly above the amount required by adopted policy. The total number of affordable homes will be 46 units. The accommodation schedule below details the different dwelling sizes proposed:

Affordable Housing – 46 Dwellings		
Bedrooms	Number	Percentage of overall affordable
1 Bed Flat	6	13%
2 Bed House	16	35%
3 Bed House	20	43%
4 Bed House	4	9%

6.3.3. The Applicant is committed to delivering these units in accordance with the Council's requirement for the 70/30 split in terms of tenure. This will be addressed as part of the legal agreement to secure the delivery of these homes.

6.3.4. The site layout and DAS demonstrate how the affordable units can be distributed across the site so that they are fully integrated into the development and indistinguishable from the market units.

6.3.5. The delivery of Affordable Housing carries significant weight in the planning balance. We have submitted a separate Affordable Housing Need Statement as part of this application prepared by Marrons.

6.3.6. The statement notes that, in Horsham District, less than half of the minimum affordable need determined in the Council's evidence base has been delivered since the start of the adopted Plan period (2011/12). The shortfall amounts to between 2,179 and 3,275 affordable dwellings.

6.3.7. The number of households on the Council's housing waiting list has risen by 56% (2014-2024) across the District to 754 households. More locally, 136 of these households have cited West Grinstead parish as their preferred location. The report also demonstrates how net incomes in Horsham have not kept pace with the amount of money required to purchase a property with the median affordability ratio (calculated by dividing house prices by gross annual workplace-based earnings) reaching 7.54 in 2020. This has pushed market housing out of the reach of many people across the District.

6.3.8. Marrons also goes on to demonstrate that there has been a net decline in affordable housing across West Grinstead Parish and Partridge Green between 2011 and 2021.

6.3.9. The evidence provided highlights a significant shortfall in Affordable Housing in both Horsham and the local parish area. The proposed development would deliver 45% affordable houses (46 units) which is significantly above the amount required by adopted policy. Further, this would be delivered at the appropriate ratios required to help meet demand in the locality.

6.3.10. The proposed affordable housing provision is the same as that included in the previous application. The officer's report noted the breakdown of housing achieves *"a higher rate of affordable units on the site over and above the policy requirements currently set out under HDPF policy 16, and looks to provide more 3-bed units which would go some way to address local housing need. Whilst the overall affordable mix is not*

proportionate to the SHMA, the oversupply of the much needed larger 3-bed affordable rent homes outweighs this conflict.”

6.3.11. The delivery of Affordable Housing therefore carries great weight in the planning balance.

6.4. Design and Layout

6.4.1. The two residential parcels forming the 101 dwellings are located within the historic field boundaries across a total developable area of 3.61Ha. This equals a density of 28 dwellings per hectare over the developable area, ensuring the best use of land within the site appropriate to its edge of settlement location. Keeping the development within the historic field boundaries also ensures the historic pattern of agricultural land at the site is not lost.

6.4.2. The proposal also retains 2.76Ha of open space, which is approximately 43% of the overall site and in excess of the policy requirement. This space would include leisure paths, a cycle route, landscape planting and children’s play areas to ensure a high level of amenity is provided for future occupiers.

6.4.3. The design team has used a focused palette of materials for the new dwellings based on an analysis of the existing houses in Partridge Green, and particularly those close to the site (as directed by the Pre-application response). Details of the local design vernacular which will be used within the site include hung tiles to first floor elevations, feature chimneys, scallop detailing, gablets and hipped roofs.

6.4.4. The approach to materials is to provide a consistent and tactile detail with red multi bricks having inherent variation. Additional features such as weatherboarding to dwellings would be utilised to enhance variation in the street scenes.

6.4.5. The intended outcome is a simple, refined design approach to reflect the local vernacular and a crisp contemporary aesthetic.

6.4.6. Further detail on the design approach can be found in the Design and Access Statement (DAS) prepared by ECE Architecture.

6.4.7. The officer’s report on the previous scheme notes *“The layout of the proposal is also considered acceptable. The scheme would comprise two distinct residential parcels divided by a green central area. The proposed layout sets the residential parcels away from the boundaries of the site with substantial landscape buffers to the east and west of the site. The dwellings are appropriately spaced out within the site so as not to appear cramped.”*

6.4.8. The approach is consistent with both Policy 33 of the HDPF and Chapter 12 of the NPPF.

6.5. Landscape

6.5.1. The Application Site is not located within a protected landscape or its setting. It is located within the Low Weald National Character Area (NCA) as defined by Natural England, and area LW10 of the West Sussex Landscape Character Assessment undertaken in 2003. The more recent Horsham Landscape Capacity Assessment (2021) places the Site within Local Landscape Character Area (‘LLCA’) PG4.

6.5.2. HDPF Policy 25 states that new development will protect, conserve and enhance the landscape and townscape character, maintain and enhance the Green Infrastructure Network and the existing network of geological sites and biodiversity. Policy 26 states that where development is deemed appropriate, proposals must be of a scale appropriate to its countryside character and location, and protect/conserve/enhance the key features and characteristics of the landscape character area, including landform, development pattern and pattern of woodland, fields, hedgerows, trees, waterbodies and other features.

6.5.3. The Horsham Landscape Capacity Assessment notes that development in the west of the area would create the appearance of incursion into the countryside and that the larger fields to the south would be more visually

sensitive. Indeed, these were comments echoed in the first round of pre-application advice received from HDC in 2022 where the applicant was advised to delete the western and southern most parcels of land from the proposal. This advice has been followed in with the site area of the proposed development significantly reduced compared to the 2022 scheme.

- 6.5.4. The Application Site is outside of but adjacent to the BUAB. This close proximity to the BUAB means the proposed development is well related to existing buildings within Partridge Green. This includes pockets of low-density housing to the north, east and south of the site and the Star Industrial Trading Estate located to the east of the site. This nearby development is clearly visible from within the Application Site.
- 6.5.5. Views into and out of the site would be screened to a significant extent by the existing boundary features which would be enhanced as part of the proposed comprehensive landscape scheme.
- 6.5.6. The proposals in the Landscape Strategy retain all the mature trees on site, and supplements them with new planting in a buffer strip between Lock Lane and the nearest new dwellings. This would, over time, soften visibility of the proposed development.
- 6.5.7. The Site can be viewed from Footpath 2372 located to the west. The proposed dwellings would be visible in Year 1 beyond the mature trees in the south-west corner of the Site. However, they would be almost entirely obscured by the growth of new planting by Year 15.
- 6.5.8. There are also views over the hedge from a short section of Lock Lane Bridleway 1864 to the north of the Site. These sit as a foreground to some distant views of the South Downs and Chanctonbury Ring. However, by the point at which the bridleway has turned north west, views back towards the Site are almost entirely obscured by intervening vegetation.
- 6.5.9. There are occasional heavily filtered longer-distance views of the Site from PRoWs on higher ground to the south and south-west. These views being occasional do not form an ongoing part of the experience of being in the countryside. Furthermore, the Site is likely to be almost completely obscured when vegetation is in leaf in the summer months.
- 6.5.10. The landscape scheme shows the landscape buffers provided to each boundary, but particularly those to the east and west of the Site. The proposed planting will soften and screen views to the site over time as it matures. The landscape scheme also sets out how the Sustainable Drainage Systems (SuDS) will be enhanced to maximise biodiversity features.
- 6.5.11. The extent of the landscape buffer was increased during the course of the application following comments from the Council's landscape advisor. Further details on landscape matters and how the proposals changed during the course of the previous application are detailed in the Landscape and Visual Impact Assessment (LVIA) prepared by CSA Environmental.
- 6.5.12. The development will result in a landscape impact given the proposed residential use of the site. The location of the development within the site has been kept within the two field boundaries to the north west of the Site to minimise any incursion into the countryside. It is well related to existing residential development to the north, east and south and the Industrial Estate which is also visible from within the Application Site.
- 6.5.13. Notably, the officer's report for the previous application states "*the Council's Landscape Architect has assessed the proposal as responding in a way that retains and enhances the local landscape character features and the guidelines of the landscape character area in which it sits, despite acknowledging that the proposal would result in an inevitable urban pattern of development which is at odds with the existing open rural landscape of the site.*"
- 6.5.14. The proposals contained in this application include the alterations to the landscape scheme requested by the Council during the course of the previous application and are therefore identical to those described and accepted in the previous officer report. The landscape proposals for the site are therefore considered acceptable.

6.6. Highways

- 6.6.1. Access to the site would be provided by a standard T-Junction onto Bines Road. Visibility splays of 4m x 127m are provided to the south with 4m x 103M to the north. Pre-application advice from West Sussex County Council received in February 2022 noted that the proposed access was appropriate. The pre-application scheme was for a larger development, but the access proposals have not changed.
- 6.6.2. The site is located c.600m from central Partridge Green and has access to numerous amenities and facilities. The Transport Assessment (TA), produced by Paul Basham Associates (PBA) in support of this application, confirms that residents of the development will have access to a café, pub, shop, doctor's surgery, church, playing fields and primary school within a 14-minute walk of the site. The evidence set out in the TA identifies that the proposed development would provide a 'walkable neighbourhood', as defined by the Chartered Institution of Highways and Transportation (CIHT) Planning for Walking.
- 6.6.3. Access from the site into Partridge Green is facilitated by a c.1m wide footway which runs along the west side of Bines Road. The footway starts approximately 180m south of the main access to the site and extends to all the local facilities in the village, with the start of Partridge Green High Street approximately 320m to the north.
- 6.6.4. In line with HDPF Policy 40, the site also benefits from easily accessible public transport. The nearest bus stop to the development is located 400m from the site's access, making sustainable travel easily accessible. This bus stop provides services every hour to half hour between Henfield, Horsham and Brighton. In addition, the site is located within a 20-minute drive of four railway stations (Hassocks, Horsham, Billingshurst and Shoreham) which all offer regular services to key destinations. A Travel Plan, also produced by PBA in support of this proposal, sets out how information on public transport will be publicised for residents, including a comparison table for public transport costs versus single car travel. This will be published in a resident welcome pack.
- 6.6.5. The site is well connected to a number of Public Rights of Way and a local cycle network. To the south- east of the site, the Downs Link shared-use path, which connects Shoreham-by-Sea to Surrey, adjoins Bines Road. Users of the Downs Link currently have no option when they reach Partridge Green other than use the carriageway along Bines Road to connect with the next off-road section of the route. It is therefore proposed to provide a cycle path through the site. The southern entry point would be opposite the location where users of the Downs Link join with Bines Road.
- 6.6.6. The proposed path will offer an alternative. Travelling south to north, the route enters the site, making its way to a point of exit onto Lock Lane (itself a public right of way) at a location close to its junction with Bines Road. The proposed path is not as direct compared with remaining on Bines Road but offers a safe alternative for those who do not wish to cycle on or walk alongside the road.
- 6.6.7. Pre-application discussions with the Council noted that such an alternative route would be a benefit of the scheme.
- 6.6.8. The impact the proposed development will have on the local highway network has been assessed using data obtained from the TRICS v7.10.4 database. The parameters for the TRICS database search can be found in the Transport Assessment.
- 6.6.9. The TRICS trip generation data suggests that the proposed development is anticipated to generate 70 two-way vehicle trips in the AM peak and 55 two-way vehicle trips in the PM peak, with 574 vehicle trips generated over a 12-hour period. The proposed development is therefore expected to generate approximately 1 to 2 vehicle trips every minute. The TA concludes that, in line with paragraph 115 of the NPPF, the proposed development will not have a severe impact on the local highway network.
- 6.6.10. Based on West Sussex County Council's Parking Calculator, the unit number and schedule of accommodation for the proposed development requires 191 allocated parking spaces and 73 visitor spaces (264 total).

6.6.11. The proposed development provides 184 allocated spaces for houses, 14 unallocated spaces for flats, 17 garages (0.3 spaces) and 47 visitor spaces. This equates to 245 spaces, which is 19 short of the WSCC Parking Calculator recommendation. WSCC parking standards state that consideration will be given to proposals where the proposed parking provision is within 10% of the recommended provision.

6.6.12. Paul Basham Associates' analysis of 2011 and 2021 census car ownership data shows that a minimum of 186 and 183 spaces respectively would be required to facilitate car ownership for the future residents of the proposed development. This shortfall in parking demand is less than the 10% difference referred to in WSCC's parking standards. Further analysis undertaken regarding the site's connectivity highlights that the proposed development is located within a sustainable location with good access to walking and cycle routes, and bus networks. As such, the TA concludes that the number of parking spaces proposed is sufficient for the scale and location of the development and therefore the proposed parking provision is compliant with the relevant standards.

6.6.13. In line with HDPF Policy 40, sufficient cycle parking will be provided with the development. The proposed development will provide 161 cycle parking spaces, in communal spaces for flats and within garages for houses.

6.6.14. The highways and access arrangements remain as those previously proposed in application DC/24/1699. The applicant engaged with WSCC Highways during the course of the application responding to a number of points raised. WSCC were satisfied at the end of this process that the application is acceptable subject to conditions.

6.6.15. The submitted highways and access information reflects the position agreed with WSCC at the end of the previous application. There has been no material change in circumstances which would result in a different conclusion to the previous application in terms of highway safety and acceptability.

6.7. Ecology and BNG

6.7.1. A complete suite of ecological survey work has been undertaken at the Application Site.

6.7.2. The Application Site is predominantly formed of arable fields, with patches of tall ruderals and semi-improved grassland field margins, bordered by hedgerows and a few scattered mature trees.

6.7.3. An Ecological Impact Assessment (EcIA) and accompanying protected species surveys have been undertaken by the Ecology Partnership across several visits to the site between March and October 2024. This work was undertaken to provide up to date ecological information to submit alongside the application following initial investigations, including a Preliminary Ecological Appraisal (PEA) and protected species surveys, by the Ecology Partnership on site in 2021.

6.7.4. The 2021 PEA established several important ecological features within the site boundary that would require assessment:

- Veteran trees
- Hedgerows
- Lowland deciduous woodland
- Bats
- [REDACTED]
- Reptiles
- Great Crested Newts
- Nesting birds.

6.7.5. The EcIA and recent protected species surveys confirm that the proposed development will not have a significant impact on any of the abovementioned protected species. All the relevant protected species surveys have been submitted alongside this application. The EcIA concludes that, provided the recommended mitigation measures are implemented, the development will produce a neutral effect on protected species.

6.7.6. During the course of the previous application the local planning authority requested further information on Dormice. A technical response was issued in January 2025 which addressed the outstanding concerns. This is included in the revised submission pack.

Biodiversity Net Gain

6.7.7. The Biodiversity Net Gain report was updated during the course of the previous application, including a reassessment of hedgerow classifications on site and updates as the landscape plan evolved.

6.7.8. The final position is that the site will deliver a net gain of 21.07% biodiversity habitat units and a 22.95% net gain in linear habitats whilst also satisfying the trading summary. This is due to the development being largely focused on the low-value arable land, whilst retaining and creating new high-quality habitats. This exceeds the statutory requirement of delivering 10% gains across the site.

Trees

6.7.9. Barton Hyett have produced an Arboricultural Impact Assessment (AIA) in support of this application.

6.7.10. The assessment concludes that the direct arboricultural impacts of the proposed development are very limited. The only direct impacts are related to the removal of hedgerow, which is necessary to facilitate the creation of the vehicular access on the eastern boundary and the proposed cycle link to the north. Any tree losses shall be sufficiently mitigated by new diverse tree and hedgerow planting, particularly within the proposed open space.

6.7.11. The assessment identified two areas of the proposed cycle path which will encroach on buffer zones of retained trees on site. Firstly, the path shall encroach on the root protection area (RPA) of a moderate quality willow tree on the southern boundary of the site where the path enters the northern parcel of the development. The AIA suggests that it is not necessary to use alternative construction methods for this part of the cycleway, but encourages the path to be installed in line with an appropriate working methodology.

6.7.12. The applicant's arborist liaised directly with HDC's tree officer during the course of the original application with respect to the potential impact the cycle route may have on this veteran tree. The discussions were positive and these are recorded in the officer's report which states "*The Council's Arboricultural Officer has not objected to the proposal. This is subject to the works being completed in accordance with Arboricultural Impact Assessment, ie above ground no dig, and outside of the trees root protection area, which is capped at 15m for the base of the tree. Coupled with the requirement that sweet chestnut post and rail fencing is placed along the edge of the cycle path where it passes through the buffer zone, this would go some way to ensure that the veteran tree has been appropriately considered as part of the application.*"

6.7.13. A veteran tree management plan would also be required by planning condition.

6.7.14. The development would not therefore result in any adverse impact on trees at the site.

6.8. Heritage and Archaeology

6.8.1. The Application Site forms part of the setting of the following heritage assets: Crouchers, located approximately 10m east of the Site boundary; The Forge (listed as Guess Gardens), located approximately 28m east of the Site; The Shieling, located approximately 60m east of the Site; Yew Tree Cottage, located approximately 130m south-east of the Site; and Moat Farmhouse, located approximately 175m south of the Site. These are all Grade II listed.

6.8.2. A Heritage Impact Assessment (HIA), prepared by RPS is submitted in support of this application. The HIA describes the significance of these assets which includes an assessment of their setting. It goes on to assess any impacts which the proposed development may have on significance.

- 6.8.3. The HIA notes that the development will only have an impact on Crouchers, given it is located in very close proximity to the boundary of the Application Site. There will be no impact on any other of the identified heritage assets.
- 6.8.4. Crouchers is a timber framed house some 10m to the east of the Site, located on the west side of Bines Road. The list description states it is a 17th century building, once three cottages and now a single dwelling. The HIA notes ongoing alterations and subdivision of the property over its lifetime.
- 6.8.5. The HIA considers that the significance of the building lies in its age and the degree of historic fabric that remains in situ. It is considered a good example of post-medieval, vernacular construction with the exposed timber framing illustrating historic construction methods. This provides historic and related architectural interest.
- 6.8.6. There was some connection between Crouchers and the Application Site in the mid-19th Century when all appeared to be part of the larger estate at Lock Farm in Ashurst to the south. However, this link has not been evident for more than a hundred and fifty years.
- 6.8.7. The Application Site forms part of Crouchers landscape setting to the west, with views permitted of the listed building above the hedgerow. This includes views from within the Site and from the public footpath further west. However, views from the footpath are more limited due to the distance and additional intervening planting.
- 6.8.8. The partial views that are permitted allow for some appreciation of the buildings historic and architectural interests and provide rural context. Although the historic connection between the listed building and the Site is not apparent, the Site does provide rural context and an agricultural foreground to these views. The Site therefore positively contributes to the significance of Crouchers.
- 6.8.9. The proposed development would result in a change to the land use and character within Croucher's setting, reducing the agricultural context within which it is experienced. The HIA concludes that this would lead to less than substantial harm.
- 6.8.10. The proposed masterplan ensures a buffer of open space and planting is maintained between the development and Crouchers. Further, built form has been kept away from the boundary as much as possible, with the predominant adjacent land use being open space. Further, Crouchers will continue to be experienced in its immediate domestic setting. This all helps to reduce the degree of less than substantial harm.
- 6.8.11. Nevertheless, Paragraph 215 of the NPPF is engaged requiring the Council to weight the benefits of the proposed development against the less than substantial harm identified.
- 6.8.12. An Archaeological Desk Based Assessment (DBA) is also submitted with this application. Work has included a geophysical survey across the site.
- 6.8.13. The survey has not revealed any anomalies of definite archaeological origin and the study site is considered likely to have a generally low/unknown archaeological potential for all past periods of human activity.
- 6.8.14. The report concludes that if the planning authority require any additional information, this can be provided post determination with an appropriately worded planning condition.
- 6.8.15. The heritage assets which may be impacted by the proposed development have been appropriately assessed by suitable professionals and the historic environmental record examined and considered. The use of traditional materials in the proposed house types is appropriate for both the rural vernacular and the treatment of new development close to and within the setting of a heritage asset.
- 6.8.16. Less than substantial harm has been identified to Grade II listed Crouchers. The proposed design and layout has been tailored to mitigate this harm. The public benefits of delivering 101 new homes at the site, including 45% affordable dwellings, are significant, and outweighs the identified less than substantial harm in the Paragraph 215 test.

6.8.17. The officer's report on the original application noted that "The Council's Heritage Officer therefore considers that the proposal would result in *"less than substantial harm (to Crouchers) and only moderately so."* It continues that *"Paragraph 215 of the NPPF requires less than substantial harm to the significance of a designated heritage asset be weighed against the public benefits of the proposal. Officers recognise that in this instance, the public benefit concerns the provision of a significant contribution towards the provision of market and affordable housing. This is considered to outweigh the less than substantial harm (noted to be only moderate) to the setting of the identified heritage asset."*

6.8.18. The heritage impact of the development is therefore considered acceptable.

6.9. Flood Risk, Surface and Foul Water Drainage

6.9.1. The Flood Risk Assessment (FRA) was updated during the course of the previous application to take account of the Environment Agency's (EA's) updates to its Flood Maps. The site remained within Flood Zone 1 (Low Risk).

6.9.2. There are some small, isolated areas of 'low' (1 in 1,000-year) surface water flood risk in the south- western corner of the site and extreme north eastern parts of the site. These areas are in a part of the site where no built development is proposed. Further, they originate and terminate within the site so will not be present on the completed scheme due to the positive drainage strategy. This means that they would have no on-site or off-site influence following development.

6.9.3. There are no other identified sources of flood risk relating to the Application Site.

6.9.4. The FRA and Surface Water Drainage Strategy, prepared by Motion, and submitted in support of this application confirms that surface water run off post development will be no higher than the existing greenfield rate.

6.9.5. SuDS are incorporated into the surface water drainage strategy as required by local and national policy utilising permeable pavements throughout the site and open attenuation basins. The Site has been split into two catchments. The western catchment includes a SuDS basin prior to the final outfall in the southwest corner of the site. Catchment two includes a swale on the northern boundary and large SuDS basin in the northwest corner of the site prior to the final outfall.

6.9.6. The flow from the final outfalls will be controlled by hydrobrakes and a system of orifice plates so that attenuation volume in the other SuDS features and permeable pavements is maximised. This also provides the drainage strategy with resilience so that surface water is attenuated across the site and does not rely on a single 'end of pipe' solution.

6.9.7. The proposed drainage strategy provides the requisite attenuation and all four SuDS pillars, while maintaining the greenfield runoff rate. The drainage strategy uses the highest available SuDS pillars and is shown not to flood up to and including the 1 in 100-year + 45% rainfall event. The drainage strategy complies with local standards and the NPPF, thus is robust in its design.

6.9.8. Foul water would be connected into Southern Water's existing network. A pumping station is included in the development provide the connection given the topography of the site is not conducive to a gravity fed connection.

6.9.9. Flood risk at the site is minimal meaning neither the exception nor sequential test are required. The most appropriate SuDS features have been used across the site as part of the proposed scheme to ensure appropriate water management measures are in place and flood risk is not increased elsewhere. The scheme uses site topography to mimic natural drainage patterns and manage surface water as close to source as possible.

6.9.10. The officer's report for the previous application notes that the Lead Local Flood Authority was satisfied with the drainage proposals and that Southern Water had confirmed it had capacity in the network for foul flows. Matters related to flood risk and drainage are therefore satisfied.

6.10. Lighting

6.10.1. Designs For Lighting (DFL) have produced a lighting strategy to accompany the proposed development. The strategy ensures that sensitive receptors will not be adversely impacted by obtrusive light. Street lighting along the Spine Road has been designed to an adoptable standard, however the colour temperature required for adoption does not comply with GN08/2023 guidance (Bats and Artificial Lighting in the UK). Whilst DFL recommend that consultation may be required to agree a lower colour temperature for the streetlighting along the Spine Road, in accordance with the relevant British Standards, light levels are the lowest possible and are therefore compliant with the relevant guidance.

6.10.2. The private drives and shared surfaces shall remain unlit to offer the most sensitive lighting approach possible, particularly from an ecological perspective. The strategy also sets out the proposed amenity and wayfinding lighting to be used on the cycle path and property frontages and rears.

6.10.3. The lighting strategy has been designed in accordance with the relevant British Standards and guidance from the Institution of Lighting Professionals (ILP). The strategy is also compliant with HDPF Policies 24 and 27.

6.11. Air Quality

6.11.1. The construction phase of the proposed development may give rise to emissions, which could cause dust soiling effects on adjacent uses. The Air Quality Assessment (AIA) produced by Phlorum Limited and submitted alongside this application proposes a number of construction phase mitigation methods.

6.11.2. The Assessment concludes that the operational phase of the development is not expected to introduce any new, sensitive receptors into an area of existing poor air quality. The proposed development is also not expected to significantly impact on local air quality.

6.11.3. To mitigate for future emissions, the AIA proposes a number of measures to ensure the development offsets the 'emissions cost' derived from DEFRA and Susses-Air Partnership guidance. These measures should fully offset the 'emissions cost' of the development, therefore the proposal is expected to comply with HDPF Policy 24: Environmental Protection

6.11.4. The officer's report on the previous application concluded that "*the anticipated mitigation measures are largely policy compliant and represent a duplication of standards*" meaning that "*officers consider that a suitable planning condition, setting out a full range of mitigation measures which set out additionality over and above policy-compliant expectations, would satisfactorily address the Air Quality damage cost mitigations.*"

6.12. Noise

6.12.1. The Council's Environmental Health Officer's (EHO) response to the previous application noted some concern in respect of noise impact on Plot 1 in terms of traffic on the adjacent Bines Road (B2135).

6.12.2. The applicant's noise assessment by Acoustic South East notes that "*Plot 1 is the closest to the road at approximately 16m, whereas the remainder of the Eastern site boundary are set back from the road at 33-47m. The built construction provides an effective barrier to the remainder of the site to enjoy more tranquil conditions.*"

6.12.3. The noise assessment considers the environment around Plot 1 and notes that "*Windows may be opened for the majority of the site, albeit for dwellings in close proximity to the B2135 with an Eastern elevation, an alternative ventilation strategy will be required. Rigorous calculations have been carried out to demonstrate*

that this is capable of being achieved with either acoustically treated through frame passive slot vents or through wall passive vents.”

- 6.12.4. The report concludes that with appropriate glazing and ventilation there will be no adverse impact on Plot 1. The officer’s report on the previous application concluded that “*Officers are satisfied that the combination of the deep landscaped buffer alongside the B2135, the placement of amenity spaces to the rear of the dwellings would be sufficient to ensure that these new dwellings, and their prospective occupants, would not be subject to unduly poor private amenity values.*”
- 6.12.5. Further, it states “*detailed noise assessment and layout details for Plot 1 can be secured by way of a planning conditions to ensure that these identified dwellings achieve satisfactory internal and external noise environments, and / or are subject to appropriate mitigations.*”
- 6.12.6. The application is therefore acceptable in terms of noise and residential amenity.

6.13. Energy

- 6.13.1. In line with HDPF Policy 36, Energist has devised an energy strategy for the proposed development which seeks reduce on-site emissions through energy efficient building fabrics and low-carbon and renewable energy systems.
- 6.13.2. The proposed energy strategy means the development will achieve an 80% reduction in regulated CO₂ emissions over the Target Emission Rate outlined in Approved Document Part L of Building Regulations 2021. The proposed development will also meet Future Homes Standard.
- 6.13.3. The officer’s report on the previous application noted that, subject to appropriate conditions, the application will suitably “*reduce the impact of the development on climate change in accordance with local and national policy.*”

6.14. Utilities

- 6.14.1. A diversion of overhead 11kV electric cables will be required. UK Power Networks have confirmed that this can be undertaken at the Site and have provided a budget for the work. A high pressure gas main is located within a small part of the Site and appropriate design measures have taken place to avoid construction across its route or within easements.
- 6.14.2. The Stantec report confirms that the proposed development will be able to connect with Electricity, potable and foul water and telecommunications infrastructure.

6.15. Ground Conditions

- 6.15.1. A Phase 1 Preliminary Assessment has been undertaken on the Application Site by Stantec. It concludes that the level of risk ranged between Unlikely and Moderate.
- 6.15.2. A further ground investigation and environmental testing of soils can be subject to an appropriately worded condition.
- 6.15.3. The officer’s report for the previous application noted that the LPA was content with this approach and proposed appropriate conditions.

7. Conclusion

- 7.1. This resubmitted application represents a sustainable and well-considered opportunity to deliver much-needed housing within Horsham District, following the withdrawal of Natural England's position statement on the Sussex North Water Supply Zone. With the previous reason for refusal (water neutrality) no longer applicable, the presumption in favour of sustainable development under Paragraph 11(d) of the National Planning Policy Framework is engaged.
- 7.2. The proposed scheme accords with the Shaping Development in Horsham District Planning Advice Note, contributing positively to housing supply in a District that can demonstrate only a one-year housing land supply. The delivery of 101 dwellings, of which 45% are affordable, represents a significant public benefit that carries substantial weight in the overall planning balance.
- 7.3. The proposals have been comprehensively designed to reflect the local character of Partridge Green, ensuring high-quality placemaking that integrates sensitively with the existing settlement edge. The scheme will retain key landscape features, provide 2.76 hectares of open space, and deliver biodiversity net gain of over 20%. The supporting technical assessments confirm that matters relating to access, drainage, ecology, and heritage are all acceptable and capable of being secured through planning conditions as required.
- 7.4. In line with local and national policy objectives, the development will make efficient use of land, provide a sustainable mix of homes, enhance the local environment, and strengthen community infrastructure. Any limited heritage impacts have been carefully mitigated and are clearly outweighed by the significant public benefits of the proposal, consistent with Paragraph 215 of the NPPF.
- 7.5. The proposed development was considered acceptable by officers in the previous submission apart from matters relating to water neutrality. Following the withdrawal of the Position Statement and the removal of water neutrality from consideration, it follows that this resubmitted application should also be supported.
- 7.6. In conclusion, this application represents a sustainable, policy-compliant form of development that will contribute to meeting pressing housing needs within Horsham District. It is therefore respectfully requested that planning permission be granted without delay.

