

LAND WEST OF BINES ROAD PARTRIDGE GREEN DESIGN AND ACCESS STATEMENT



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CONTENTS

1.0	Introduction	05
1.01	Introduction	06
1.02	Design Principles	07
2.0	Site Context	08
2.01	Site Context	09
2.02	Site Photos	10
2.03	Local Context	12
2.04	Heritage	13
2.05	History	14
2.06	Opportunities and Constraints	15
2.07	Flood Risk and Drainage	16
3.0	Planning History	17
3.01	Planning Background	18
3.02	Early Pre-Application Advice	19
4.0	Landscaping	22
4.01	L.V.I.A	23
4.02	Landscape Strategy	24
4.03	Landscape proposals	25
4.04	Ecology Strategy	27
5.0	Design Development	28
5.01	Concept Plan	29
5.02	Road Hierarchy	30
5.03	Access Strategy and Highways	31
5.04	Pedestrian and Cycle Links	32
5.05	Land Use	33
5.06	Proposed Layout	34
5.07	Materials	35
5.08	Street Scape	36
5.09	House Detailing	37
6.0	Sustainability	40
6.01	Sustainability	41
7.01	Conclusion	42



1.0 INTRODUCTION



1.01 INTRODUCTION

SCHEME SUMMARY

ECE Architecture has been appointed by Croudace Homes to produce a Design and Access Statement, Site layout and associated drawings for the land to the west of Bines Road, Partridge Green. This includes the associated landscaping and open space with access to the site coming from Bines Road.

The document provides information for the development of the site for a landscape-led residential scheme for the erection of 101no. Residential dwellings, ancillary structures, new access road from Bines Road, internal roads, car parking, landscaping and public open space, drainage features, Cycle Link and associated works. The housing mix would be 8 x 1-bed flats, 29 x 2-bed houses, 43 x 3-bed houses, 19 x 4-bed houses and 2 x 5-bed houses with 45% provided as affordable

The site includes appropriate residents and visitor parking, public open space, new ponds and water features, and ecology enhancement.

DESIGN APPROACH

The design approach to the site layout is landscape-led with enhanced green infrastructure and ecology provision on site.

The new proposals will also provide regeneration benefits to the local community including 45% affordable housing, new public open space and cycle link to join onto Lock Lane

The design of the proposed development has been heavily informed by the design policies of the NPPF (December, 2023) and Horsham District Council (HDC) Local Plan, pre-application discussions and public consultation.

PROJECT VISION

This project aims to comprehensively develop the site and deliver the following benefits;

- Provide development of the highest architectural quality that responds to the local character of Partridge Green and its historic characteristics;
- Provide opportunities for connection to surrounding settlement;
- Provide a development that responds to the existing site characteristics, constraints, and opportunities;
- Provide high-quality new homes with access to private amenity space as well as safe community amenity though a landscape-led approach;
- Encourage a cohesive design response integrating pedestrian flow and enhancing the public realm;
- Achieve high environmental standards;
- Provide, green infrastructure links, public open space, incidental quiet space integrated into the proposed development and provide activity space for all age groups and recreation choices;
- Respond to the ecosystem and biodiversity requirement outlined within Council's Local Plan. Achieve in excess of 10% BNG.
- Create highly sustainable and energy efficient homes.



AERIAL IMAGE OF PARTRIDGE GREEN

1.02 DESIGN PRINCIPLES

DEVELOPMENT OBJECTIVES

The proposed scheme has a number of key objectives acting as drivers to achieve the highest quality in urban design and architecture as set out below:

- The development should establish a high quality of built environment, responding successfully to the immediate locational constraints and the opportunities for linking with the wider settlement
- The scheme should help create a sustainable community, providing environmentally sensitive, well connected and inclusive built form.
- The homes created within the development should provide a wide range of dwelling types and sizes catering for the community housing needs.
- The development should provide the appropriate level of affordable housing, integrated within the development with no visual distinction between open-market and affordable homes to create a vibrant mixed tenure community.
- The development should not have an adverse impact on any of the surrounding land uses.
- The scheme should create an exemplar model for an edge of settlement location.
- The development should create a visually attractive, safe environment with appropriate public and private amenity spaces, creating an individual identity and legibility throughout the site.

KEY DESIGN PRINCIPLES

The overall Masterplan design philosophy will act as a set of achievable goals for the development with development principles including:

- Provision of a large amount of general public open space, including ecology enhancement, landscaped recreational space, informal open space and boundary planting;
- Provision of a new housing development ranging from 1-bedroom flats to 5-bedroom houses as a sustainable addition to the built-up area;
- Delivery of 45% affordable housing provision in excess of adopted planning policy, containing a mixture of rented and shared-ownership houses;
- Creation of a safe main access into and out of the site provided by Bines Road;
- A variety of linked characteristics, with scale, massing and detailed design varying within a shared design framework and materials palette;
- An area for ecological enhancement, greatly improving the ecological diversity of the local area;
- Respond to the ecosystem and biodiversity net gain requirements outlined within HDC Local Plan.
- To achieve approximately 10% BNG.
- Using design and layout to promote energy efficiency, incorporating a strategy where possible to deliver low carbon energy generation.



Local Precedent - Bines Road



Local Precedent - Church Road



Egan sustainable communities wheel

2.0 SITE CONTEXT

2.01 SITE CONTEXT

The site, which extends to approx. 6.3 Ha is located to the south-west of Partridge Green village centre with its eastern boundary fronting onto Bines Road (B2135).

Bines Road has many traditional residential dwellings, including a number of listed buildings. Lock Lane; where a PROW runs, fronts onto the northern boundary of the site and is occupied by larger residential plots.

A Public Right of Way (PRoW) runs along the northern boundary, with an entrance through a field to the west of the site.

Key

- 1 - Site
- 2 - Jolesfield Church of England Primary School
- 3 - Partridge Green Village Hall
- 4 - Co-op Supermarket
- 5 - Henfield Medical Centre
- 6 - King George V Playing Fields
- 7 - St.Michael's Church
- 8 - Industrial Estate (inc. Dark Star, Seawhite of Brighton)
- 9 - Homelands Equestrian
- 10 - Brighthams Farm
- 11 - Listed Buildings
- 12 - Bines Road (B2135)
- 13 - Public Right of Way
- 14 - The Partridge Public House

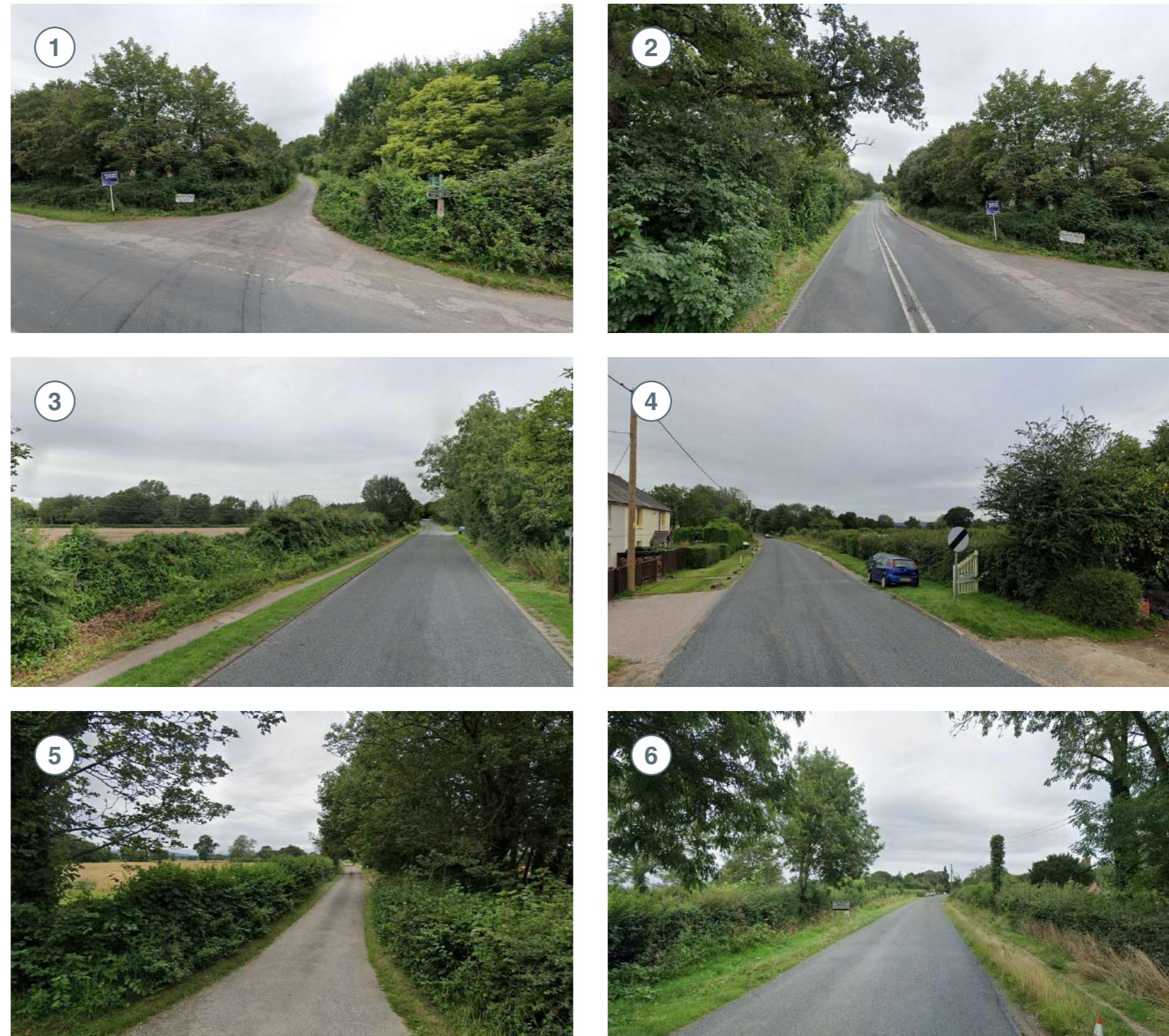


2.02 SITE PHOTOGRAPHS

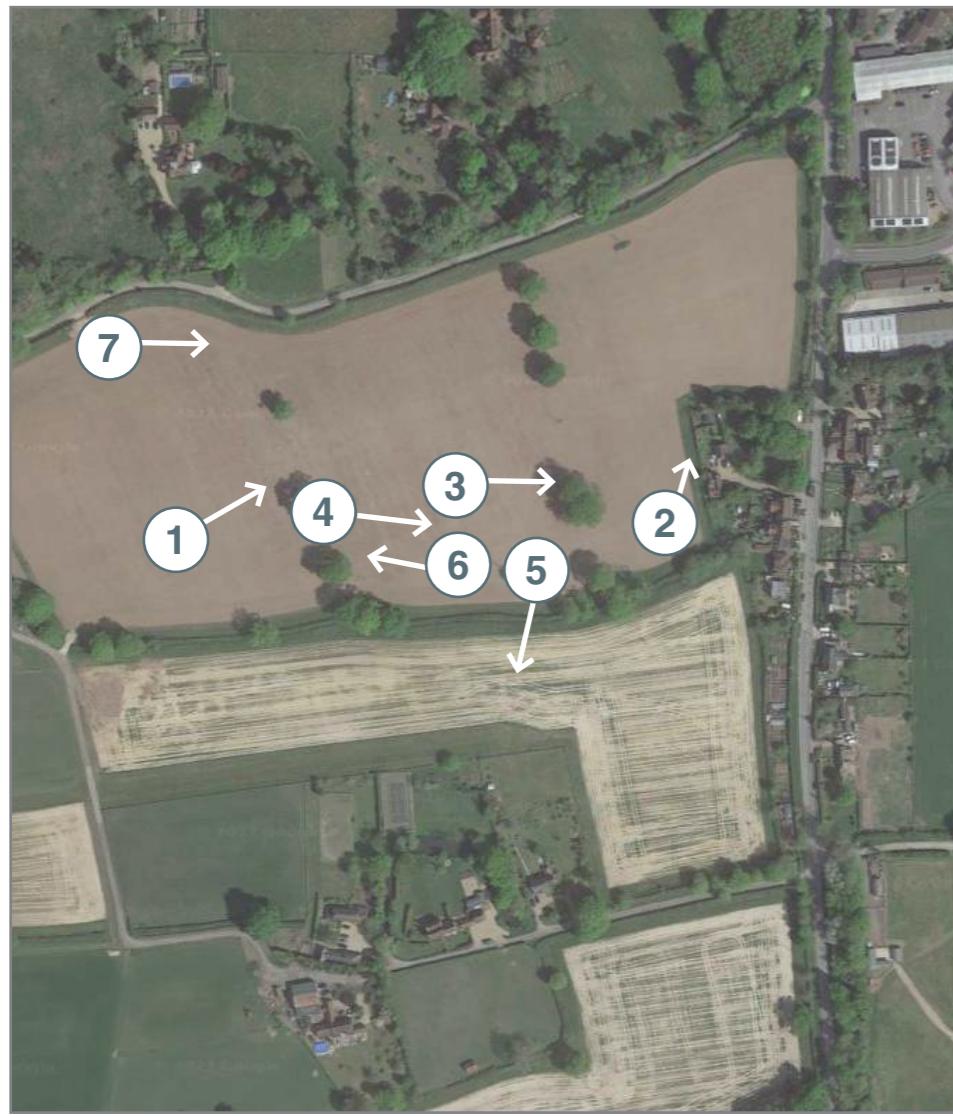
The site is currently well screened from Bines Road (B2135) with hedgerow running along the eastern boundary.

There is currently no vehicular access to the site, however pedestrians can access the site via the PRoW either from the north-west or south-east corners.

PROW



Key



Key

2.03 LOCAL CONTEXT

The majority of Partridge Green village is a traditional vernacular with a variety of traditional brick colours and details, including quoining and brick banding. Croudace Homes have a history of building in Partridge Green and built many of the existing residential dwellings to the north of the High Street along Oakwood and St Michaels Way throughout the 1960s

Other finishes in the village include, render and tile hanging whilst several properties have stone window cills and heads.

Roof forms are a mix of front-to-back, gables and hipped. Some of the more dated properties in the village feature exposed rafter feet and detailed barge-board, which has been replicated on some of the new developments in the area (image 7).



Key

2.04 HERITAGE

Along Bines Road are several listed buildings including a grade II listed building (Crouchers) adjacent to the eastern boundary and abutting the boundary edge.

The listed buildings on Bines Road range in date from the 17th to 18th centuries and comprise a series of vernacular cottages and dwellings constructed along this historic route. Although the buildings to the east of Bines Road are separated from the site to a degree, the site forms part of their wider, rural setting. Crouchers is a 17th century timber framed house to the east of the site; on the west side of Bines Road. The rear elevation looks over the field that comprises the eastern edge of the application site.

The development has been designed to respond to the setting of these listed buildings, providing areas of open space and new dwellings which have been informed by the traditional materials and vernacular construction of the listed buildings.



Grade II Listed - Crouchers - Bines Road



Grade II Listed - Virginia House - High Street



Grade II Listed - Guess Gardens - Bines Road



Grade II Listed - The Shieling - Bines Road



Grade II Listed - Yew Tree Cottage - Bines Road



Grade II Listed - Moat Farmhouse - Bines Road

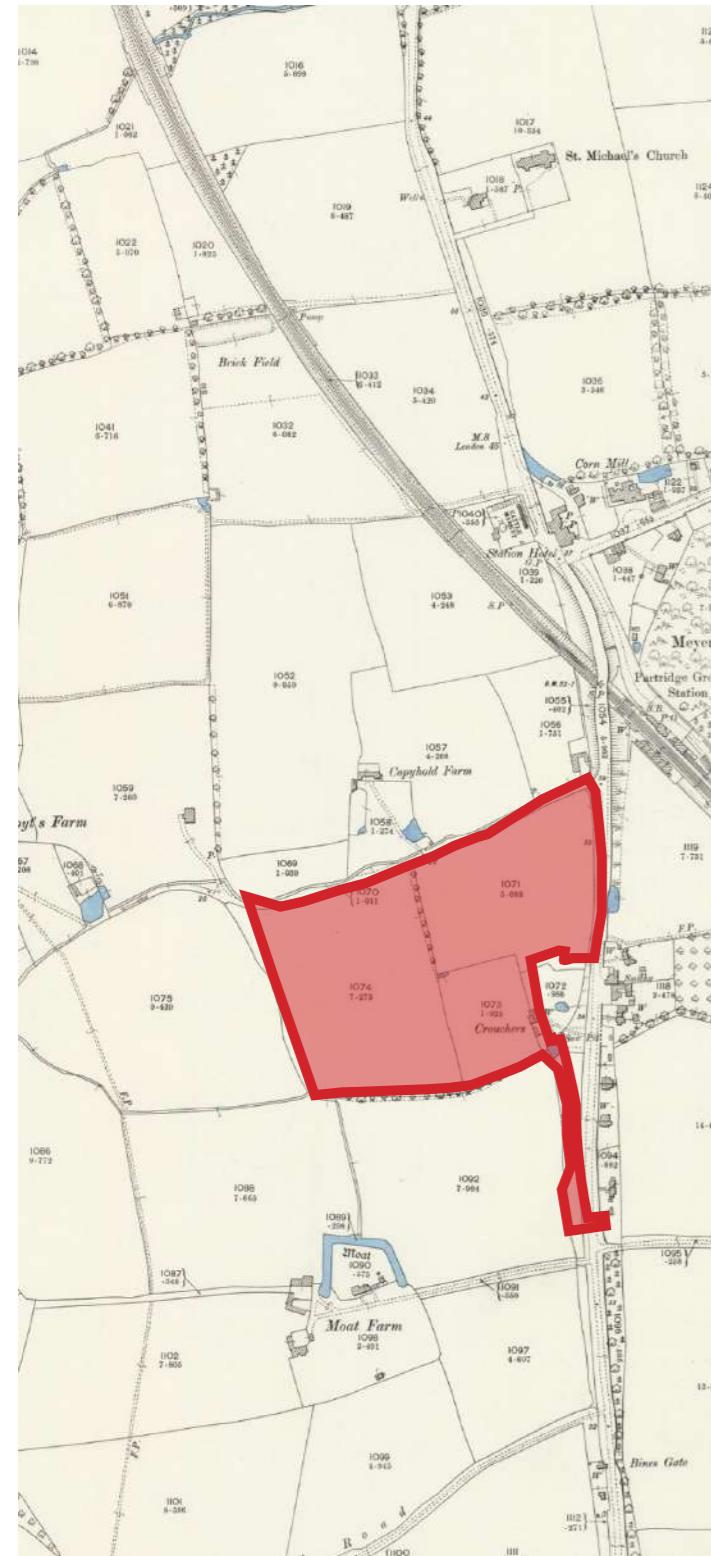
Key

2.05 HISTORY

Historic maps sourced from the Historic map library at the National Library of Scotland.

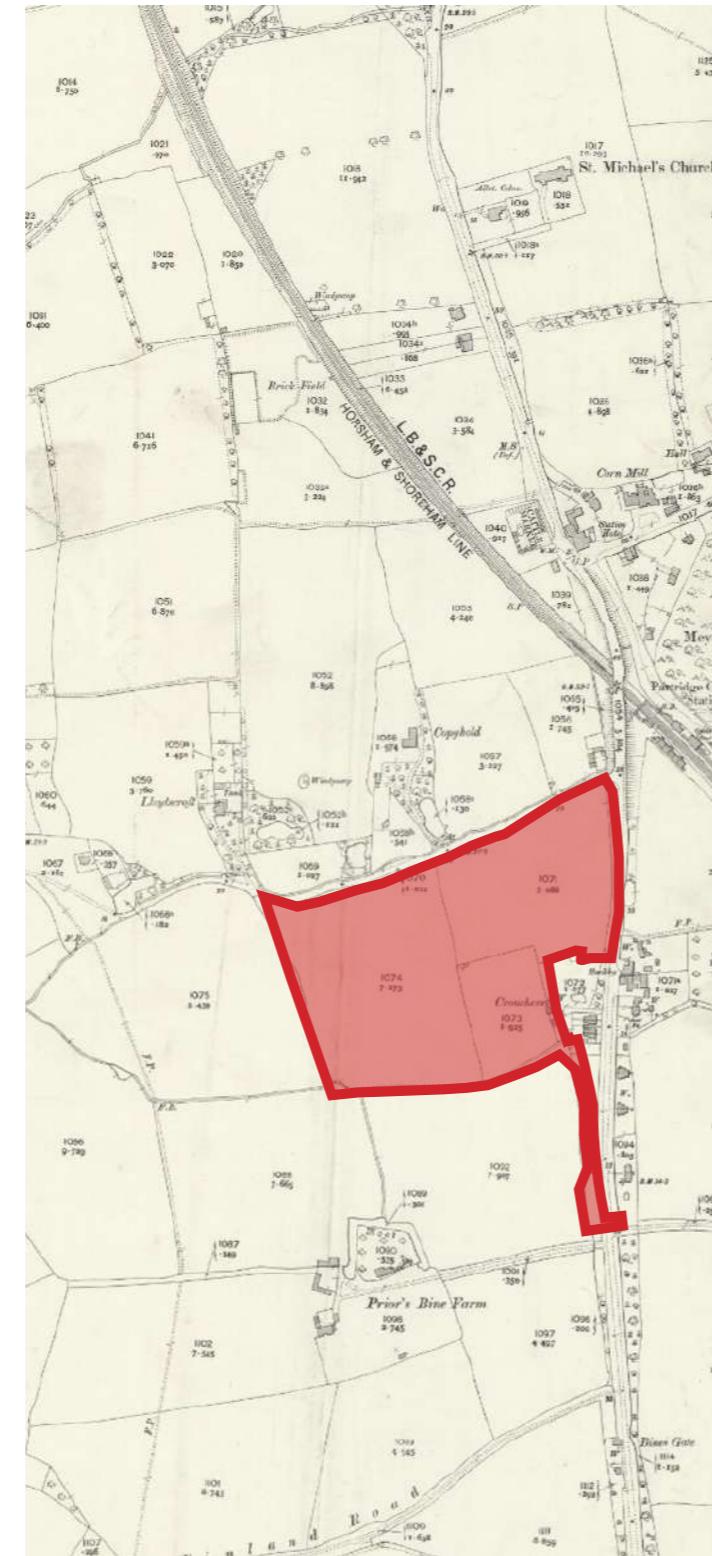
1897 Map

The early 19th century saw multiple improvements to the connectivity of the area including the railway and road infrastructure linking Partridge Green to surrounding areas.



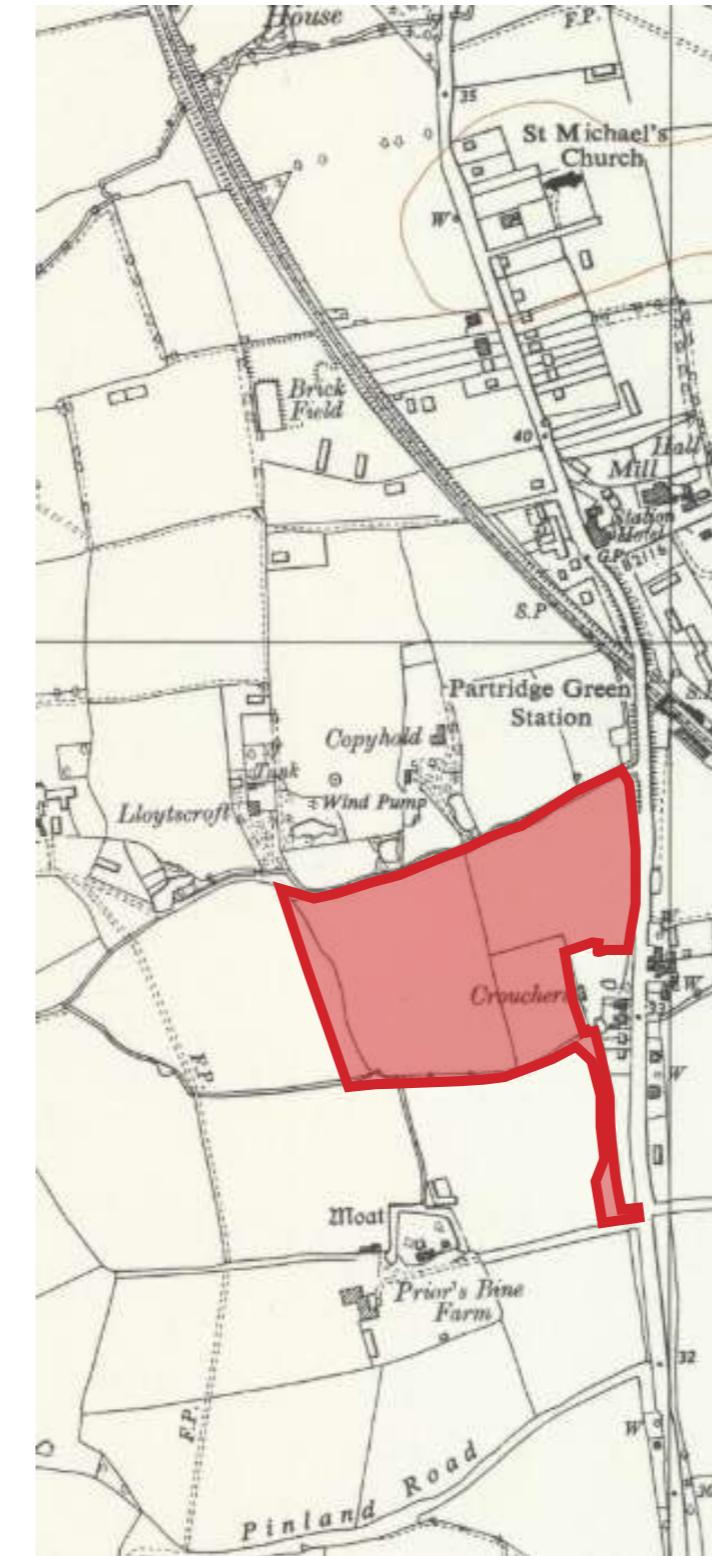
1911 Map

The 1946 map shows limited settlement growth from the 19th century.



1961 Map

The 1961 map shows the beginning of the population increase in Partridge Green. The construction of new estates can be observed south of St Michael's Church. The railway station closed in 1966 which now forms part of the Downs Link footpath.



Contemporary Map

Today Partridge Green has a population of 1,913 due to the construction of multiple new housing developments. The expansion has seen many new roads and improvements in local facilities. The application site is an undeveloped field sitting west of the built-up area of Partridge Green.



2.06 OPPORTUNITIES & CONSTRAINTS

The proposed site is the two easternmost parts of a larger field, which is broken up in to three sections by sporadic rows of large oak trees. These trees form the lines of historic field boundaries. There is the opportunity to re-instate hedgerows and strengthen the original field boundaries as wildlife corridors.

Hedgerows along the site boundaries will be mostly retained, ensuring a self-contained development. The two fields now proposed as the site could each be self contained with their own drainage solutions.

A listed building is located to the centre of the eastern boundary accessed off of Bines road which will therefore require a buffer provided on the development scheme in the form of planting or open space.

Proposed access to the site would be provided off Bines Road to the east, with suitable visibility splays being provided.

A number of services cross the site, including overhead cables and underground services, however these will be avoided, grounded and diverted as required, with appropriate offsets from these easements.

Key

- Site Boundary
- Existing Trees
- Public Right of Way
- Potential Pond Locations
- Ditch
- Overhead Cables
- Listed Building
- Potential Vehicular Access Point
- Interaction with Neighbouring Buildings
- Site Slope
- Potential reinstatement of historic field boundary
- Flood Zone 2
- High Pressure Gas Mains
- Water Pipes
- Potential access to Lock Lane



2.07 FLOOD RISK & DRAINAGE

Flood Risk

The land west of Bines Road is at low risk of flooding from rivers and at low risk from surface water flooding. The drainage strategy outlined above also ensures that the development will be safe from flooding for its lifetime and, as discussed above, also reduces flood risk off site by holding back surface water that would usually emanate from the site during in extreme rainfall events. This ensures that the development will be at low risk of flooding for its lifetime.

Design Objectives

The drainage strategy for the proposed development has been designed to meet (and, where possible, exceed) the current policy requirements of the National Planning Policy Framework, as well as the local standards set by the Lead Local Flood Authority (West Sussex County Council).

Policy requirements demand that Sustainable Drainage Systems (SuDS) form the core of surface water management on the site and that SuDS features offer multiple benefits to the development, which should include amenity and biodiversity enhancements, as well as water quantity and quality improvements.

The development's drainage strategy must also adhere to the requirements of the 'drainage hierarchy', which demands that the most sustainable forms of surface water discharge are chosen with respect to the local geo-environmental constraints and opportunities. This ensures that natural forms of surface water discharge are employed where they are available.

Key Design Features

The drainage strategy for the proposed development has employed a 'train' of SuDS features to meet the policy requirements while reducing flood risk through sustainably discharging surface water off site.

The development's tertiary streets and homezones are to be constructed from permeable pavers, the subbases of which will provide attenuation of surface water and filtration of pollutants. The permeable paviours will also receive surface water from adjacent roofs, driveways and patios to ensure that surface water from these areas is controlled at source.

The development will also have two SuDS basins and a swale, and these green features provide significant surface water storage, as well as providing landscape features that enhance the recreational and green spaces of the development.

By using multiple attenuation features and flow controls, the development will restrict off-site surface water discharge (to the existing watercourse network, thus preserving the natural hydraulic regime) to the equivalent 1 in 1-year greenfield runoff rate. This rate will never be exceeded, thus surface water generated in rainfall events that would typically only occur every ten, thirty or one hundred years will be held back within the development and will reduce flood risk to downstream and off-site, neighbouring areas.

Key

- Attenuation Ponds
- Permeable Paving



3.0 PLANNING HISTORY

3.01 PLANNING BACKGROUND

Planning Policy Background – Local Plan and Housing Land Supply

Horsham District Council (HDC) cannot demonstrate a five year supply of housing land. The most recently published figure (April 2025) indicates that the Council has only a 1 year supply, which is considered a significant shortfall.

The policies which control the supply of housing land in the Horsham District Planning Framework (HDPF) are consequently considered out of date for decision making purposes in accordance with Paragraph 11(d) of the National Planning Policy Framework (NPPF). Further, the presumption in favour of sustainable development is engaged. Please see the Planning Statement prepared by Strutt and Parker provides for further information.

Facilitating Appropriate Development

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, adopted the Facilitating Appropriate Development (FAD) document to help bring forward new development. The FAD 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.”

The documents provided in support of this application demonstrate that the Site meets all of these criteria. The application is therefore capable of support under the FAD document.

Emerging Local Plan

The emerging Horsham Local Plan (HLP) has been submitted to the Secretary of State for examination. The NPPF allows weight to be attributed to emerging plans according to the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of its policies to the Framework. The Inspector has written to the Council recommending the plan is withdrawn. The Council has written back requesting that he reconsiders this position in light of some additional evidence. The plan has not been withdrawn at time of writing but given the significant unresolved objections and the Inspectors initial conclusions it should be withdrawn, it carries very little weight.



Application Site

3.02 EARLY PRE-APPLICATION ADVICE

Croudace Homes engaged in early pre-application discussions with HDC in mid 2022, initially asking for feedback on a much larger scheme of 207 dwellings. This scheme, which can be seen to the right, included land to the south and west with larger areas of open space included.

As part of the pre-application engagement, Horsham's Senior Planning Officer Angela Moore, Senior Landscape Architect Ines Watson and Heritage Officer Sean Rix attended a site visit and written feedback was received from them.

The comments included Policy issues alongside design issues, of which some of the key design issues are listed below, with comments on how the latest proposals address these:

"The site could be supported by Officers provided it was small in scale and confined to the north-eastern section of the site. Officers are not of the view that the full extent of the site can be developed, particularly the southern and westernmost parcels."

The southern and westernmost parcels have now been removed from the scheme.

"The site lies within a sensitive rural character area and would need to be carefully designed to blend appropriately within this rural character."

The layout has been designed to respond to the rural landscape and appearance of the dwellings will also do so.

"Given the sensitivities of the landscape to the west of the site officers are of the view that the site extends too far towards this more sensitive edge. It is therefore advised that the housing parcel to the west of the site is discounted and that any proposed development is concentrated to the north-eastern section of the site."

The southern and westernmost parcels have now been removed from the scheme taking into account the Councils written feedback.

"The field to the south should remain development free. There was discussion on site about this field potentially being used for drainage basins and/or allotment gardens. Owing to the particular landscape sensitivities of this field our preference would be for it to remain free of any form of development. We recommend the removal of the denser housing parcel shown on the illustrative masterplan in the south-east corner and we would welcome the retention of the existing allotment gardens that front on to Bines Road."

The southern and westernmost parcels have now been removed from the scheme, ensuring no drainage features or proposed allotments are



June 2022 Pre Application Scheme - 207 units

proposed in these areas. The existing allotments along Bines Road would therefore remain.

"A Locally Equipped Area of Play (LEAP) would be required on site. We suggest that this should be provided in a central location within the site. It would also be beneficial if at least one smaller Local Area of Play (LAP) were to be provided."

ALEAP is proposed in a central area within the proposed layout. The scheme has reduced from 207 dwellings to 101 dwellings and the requirement for a LAP may no longer be necessary, but has also been included within the current proposal

"The Impact of the proposal on Crouchers will amount to 'less than substantial harm' on a moderate level. It was also noted that The Forge, Yew Tree Cottage and Moat Farm House have all been judged as facing 'less than substantial harm'. The indicative layout shows a reasonable buffer between the built form of the site and Crouchers/Seaford Villas/ Maythorne Cottages which helps to reduce any significantly adverse impacts on amenity. The only concern I would raise is the proximity of plot 166 to Weald Cottage whereby a greater separation distance is advised."

The comments on effects of adjacent properties are noted. In respect of Weald Cottage the southernmost development parcel has been removed therefore this issue has been addressed.

“Notwithstanding the relative proximity of the westernmost part of the site to the village centre, the existing walking route along Bines Road is not considered to be an attractive option. Improvements to the footway, crossing points and street lighting along this section of Bines Road would be required.”

Paul Basham Associates (PBA) have addressed the crossing point across Bines Road in the Transport Assessment. The crossing point opposite the site is proposed with a footpath link to the existing footpath network. The crossing allows access towards the village centre.

“The provision of EV charging points is especially important”

The proposed scheme would allow for the provision of EV charging points for all dwellings.

"It is important to ensure an appropriate drainage strategy for the site due to existing concerns with flooding on Bines Road"

Croudace Homes will be liaising with the LLFA and designing a fully compliant drainage scheme to ensure the proposal safely deals with all the surface run off to avoid the site causing any flooding along Bines Road



A second pre-application enquiry (PE/24/0037) was submitted to HDC in June 2024, based upon a much smaller development to the previously issued scheme in 2022.

This proposal was for up to 105 dwellings and the site was inspected by Giles Holbrook Senior Planning Officer before written advice was received from them.

The comments included Policy issues alongside design issues, of which some of the key design issues are listed below, with comments on how the latest proposals address these:

"Consideration should therefore be given to removing the apartment blocks and reducing the scale/height of the dwellings towards the western part of the site to create a less urbanising impact."

Removal of two apartment blocks and consideration of scale and appearance of the entrance flat block has been considered and addressed with the subsequent design changes; dropping the height to a partial 1.5 storey.

"Proposed apartment blocks are indicated to benefit from 1x parking space per flat. Such a level of provision is below LHA standards 2, which sets a minimum expectation of 1.5x spaces per dwelling in this location."

Approach for parking allocation has been revisited and complies with LHA standards.

"Improve pedestrian/cycle connectivity...the formation of a pedestrian access onto Lock Lane...Lack of connection between pedestrian paths within the site and Lock Lane, which would give rise to a strong likelihood of uncontrolled 'desire lines' being created through existing boundary hedging. Any submission should also provide for a safe means of crossing Bines Road to allow pedestrians to safely access the facilities and employment in the village."

A Cycle Link has now been included within the proposed scheme which allows for access onto the PROW along Lock Lane to the north of the site, as well as a separate crossing point over Bines Road to enable access to the Star Road Industrial Estate.

"Any designs should be informed by historic residential development on Bines Road to the east of the site and seek to avoid an unduly standardised and suburban impression at the northern and western edges of the site".

A thorough local context analysis has been undertaken and houses have been informed by the local context with an emphasis of high quality architectural design and consideration across the scheme.



June 2024 Pre Application Scheme - 105 units