

Ms Bryant  
Planning Department  
Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

05 February 2025 Dear Ms Bryant,  
Ref: MS/Let/P2027i

## DC/24/1538 – Land to the South of Furner’s Lane, Henfield, West Sussex

This letter is submitted on behalf of **Elivia Homes** (the applicant) in relation to the above planning application at Land South of Furner’s Lane, Henfield for the ‘erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access’.

The applicant is providing an updated Planning Pack in response to the consultation comments received to date. The updated documents include:

- Amended Proposed Site Plan and Architectural Pack prepared by ECE Architecture
- Amended Landscape Masterplan and Addendum prepared by Landscape Perspective Ltd
- Updated BNG Assessment and supporting Ecology Information prepared by Sam Watson Ecology
- Updated Arboricultural Impact Assessment prepared by Barrell Tree Consultancy
- Transport Statement Addendum prepared by GTA Engineering
- Updated Drainage Strategy and FRA prepared by Abstract Engineering

### Updated Layout and House Types

The site layout has been updated to address density concerns in the southern section of the site, with three new chalet-style house types (A, B, and C) introduced in this area. These homes are 1.5 storeys in height and provide ground-floor accommodation suitable for older and downsizing households in accordance with Policy 2.3 of the Henfield Neighbourhood Plan. The amended layout and updated house types have been reviewed and confirmed as acceptable by the Case Officer.

The amended planning pack reflects the changes to the site layout and house types. The Housing Mix has been amended with the loss of a 2-Bed Unit and addition of a 4-Bed Unit. The updated Housing Mix is shown below:

**Managing Director**  
Chris Barker MATP MRTPI  
**Directors**

Huw James MRTPI  
Sam Sykes MRTPI  
Adam King RIBA  
Adam Staniforth FCCA

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**Table 1 - Updated Housing Mix**

Dwelling Size	Market Housing		Affordable Housing		Total	
	No of Units	%	No of Units	%	No of Units	%
1-Bedroom	-	0%	2	20%	2	7%
2-Bedroom	2	11%	4	40%	6	21%
3-Bedroom	7	37%	4	40%	11	38%
4-Bedroom	10	52%	-	0%	10	34%
<b>Total</b>	<b>19</b>	<b>65%</b>	<b>10</b>	<b>35%</b>	<b>29</b>	<b>100%</b>

### Landscape Masterplan

The Landscape Masterplan has been updated to reflect alterations to the Site Layout, and amendments following comments received from HDC Landscape Architect. Where the Landscape Architect's comments have not been addressed within the updated Landscape Masterplan, this is addressed within the Landscape Strategy Addendum.

It is worth noting that the open space strategy has been informed by the arboricultural, ecological and drainage requirements for the site, as well as the Neighbourhood Plan policy for the site. The latter requires it to be available for recreational use by the wider community whilst retaining its agricultural condition and protecting the setting of the listed farmhouse. The ecological recommendations are such that the open space is left as it currently is, with just simple mown footpaths through it. The landscape strategy provides this, as well as more formal pockets of amenity space in the south-eastern part of the site as requested by the Landscape Officer.

Further to the updated Landscape Plan, the below table sets out the proposed Open Space quantum in accordance with the Horsham District Open Space, Sport and Recreation Review:

**Table 2 - Open Space Provisions**

Typology	Proposed Area
Parks and Gardens	988sqm
Natural and Semi Natural Greenspace	17,773sqm
Amenity Greenspace	501sqm

We request that the hard and soft landscaping details are dealt with by condition, as well as proposed boundary treatments.

### BNG and Ecology

The BNG Assessment has been re-run following updates to the Landscape Masterplan, and outlines that a 12.47% net gain in the biodiversity value of the habitats, and a 52.96% net gain in the biodiversity is being achieved on site. In addition to this, following consultation comments received by the HDC Ecologist the following reports have been supplied and updated:

- Precautionary Method Statement for Dormice
- Reptile Mitigation Strategy
- Draft HMMP

NatureSpace have advised that the site holds potential for Great Crested Newts, and have no objection to the proposal, subject to the inclusion of Precautionary Method Conditions or the application of District Level Licensing. The applicant is currently reviewing these options, and we ask that both options remain available via a suitably worded condition.

### **Arboriculture**

Following additional information submitted to justify the proposed site access location, the HDC Tree Officer and Case Officer accept that the proposed incursion to the veteran tree buffer zone will not result in a detrimental impact to the health and longevity of the tree. The Tree officer has no objection to the application.

The Arboricultural Impact Assessment, specifically the Tree Protection Plan has been updated to reflect the amended Proposed Site Plan and Landscape Masterplan.

It is noted the mulching is proposed at the base of the veteran trees, and this is reflected within the updated Landscape Masterplan also.

### **Highways and Transport**

Following comments received from WSCC Highways requesting further information, GTA Engineering has liaised with the Highways Officer to provide clarity on a number of queries. Minor amendments have been made to the site layout, including the provision of two additional visitor parking spaces to assist with any displaced on-street parking along Furner's Lane, and the inclusion of disabled visitor parking bays. The WSCC comments, correspondence and layout responses are summarised within the supporting Transport Addendum Note.

### **Flood Risk and Drainage**

The Drainage Strategy has been updated in accordance with the updated site layout. The applicant is awaiting comments from the LLFA, following updated information sent on 21 November 2024 and 16 January 2025. The updated Drainage Strategy and FRA was submitted to HDC and the LLFA on 27 January 2025, however is being resubmitted as part of this planning pack for completeness.

### **Water Neutrality**

Further to the updated housing mix outlined above, the updated water consumption figure to be offset for the proposed development will be **5,111.85 litres per day**. This water consumption will be offset in accordance with the proposed off-site measures outlined within the Water Neutrality Report.

A pumping test is underway to support this off-site solution.

### **Summary**

In summary, following pro-active engagement with the Planning Authority and Statutory Consultees, the proposed site layout and housing types have been updated to address key comments highlighted during the consultation period.

The updated layout and housing types have been reviewed and accepted by the Case Officer and additional information requested has been provided.

We trust that the supporting pack satisfies the comments raised by Statutory Consultees. The following matters are still be addressed between the applicant and Horsham District Council Officers:

- LLFA to provide additional comments on the updated Drainage Strategy and rebuttal information.
- Pumping Test information to be supplied by the applicant to address comments relating to the off-site water neutrality solution.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely  
ECE Planning



Chris Barker MATP MRTPI  
**Managing Director**