



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 17th February 2026

DEVELOPMENT: Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.

SITE: Land West of Bines Road, Bines Road, Partridge Green, West Sussex, RH13 8EQ

WARD: Cowfold, Shermanbury and West Grinstead

APPLICATION: DC/25/1922

APPLICANT: **Name:** Mr Sam Oliver **Address:** C/O ECE Planning, 64-68 Brighton Road, Worthing, West Sussex, BN11 2EN

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of West Grinstead Parish Council

The application represents a departure from the development plan

RECOMMENDATION: To approve full planning permission subject to no objection from the Council's ecologist, appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Full planning permission is sought for the erection of 101 dwellings with access taken off the western side of Bines Road. The proposal would include the provision of 46 affordable dwellings (at 45% of the overall total).
- 1.2 The Site Plan shows broadly two parcels of development within the site, split by a north-south belt of open space and retained trees. The estate roads would follow a curvilinear

layout. A high pressure gas main crosses the eastern section of the site, so the proposed plan retains this area clear of development.

- 1.3 The street-scenes show traditionally proportioned houses following the site’s gradual topography, using a cohesive palette of materials and roof-forms. The plans indicate a mix of brick faced detached, semi-detached and terraced housing of varying design, including some attached and detached garaging, areas of tile-hanging, and the use of architectural features such as dormers, chimneys, roof finials, porches and half-hipped roofs.

Access.

- 1.4 Vehicular site access would be taken off Bines Road along the eastern side of the site, by way of a new bell-mouth junction. In addition to this access, there would be three pedestrian / cycle routes to / from of the site:
- A new footway / cycle route through form the south-eastern corner where a connection with the Downs Link can be provided.
 - A second footway / cycle route would be formed in the northern boundary onto Local Lane and PRow (Bridleway)_1864.
 - A pedestrian access would also be formed alongside the new vehicular access into the site off Bines Road, onto the existing pavement that runs along the western side of the public highway and which connects the cluster of dwellings to the south-east corner of the site with the settlement of Partridge Green.

Affordable Housing / Housing Mix:

- 1.5 The proposal would provide 101 dwellings, of which 45% would be affordable housing. The following affordable and market housing mix is proposed:

Open Market (55 units):

	No. Units
1-bed	2 (4%)
2-bed	11 (20%)
3-bed	24 (43%)
4-bed	16 (29%)
5-bed	2 (4%)

Affordable housing (46 units):

	No. Affordable Rent	No. Shared Ownership	Total Units
1-bed	6	-	6 (13%)
2-bed	13	3	16 (35%)
3-bed	13	7	20 (43%)
4-bed	-	4	4 (9%)
5-bed	-	-	-

Landscape and Open Space

- 1.6 The site includes a central north-south belt of open space and retained trees, where a play area would be located (LAP – Local Area of Play). The northern boundary includes attenuation basis and swales, whilst the western boundary would include a deep belt of public open space, attenuation basin, a smaller play area and fitness equipment, as well as a new hedgerow to address the transition to the wider rural area beyond.
- 1.7 A new cycle link is proposed to connect the site with the Downs Link to the south, and a small provision of two additional allotments is located in this section of the site.

- 1.8 The proposals include a play area and public access paths within the landscaped buffer zone each side of the High Pressure gas main alongside the eastern boundary.

Changes within the application

- 1.9 This application represents a resubmission of application DC/24/1699 which was refused by the Council on 29.08.2025 on the grounds of water neutrality and the associated potential impact on the internationally designated Arun Valley Special Area of Conservation, Special Protection Area. The proposal was additionally refused in the absence of a Section 106 legal agreement to secure necessary obligations.
- 1.10 Whilst the application is a resubmission of DC/24/1699, and is therefore substantially similar, some minor amendments have been made as follows:

Housing Mix

- 1no of the proposed 3-bed open market dwellings is now proposed as a 4-bed dwelling, increasing the overall number of 4-bed dwellings from 15 to 16.
- 2no 2-bed affordable rent dwellings are now proposed as 3-bed affordable rent dwellings, increasing the overall number of affordable rental 3-bed dwellings from 11 to 13.
- Minor changes have been made to the tenure in response to a request from the registered provider Saxon Weald.

Landscaping

- The applicant has agreed to the removal of mown footpaths and tree planting within veteran tree buffers zones.

- 1.11 This report seeks to identify throughout where material changes exist between the consideration of DC/24/1699 and the current submission.

DESCRIPTION OF THE SITE

- 1.12 The application site comprises two field parcels southwest of Partridge Green with an area of around 6.3ha, situated opposite the Star Trading Estate. The land adjoins Lock Lane to the northern side, and Bines Road (B2135) along the eastern side, where there are also a number of residential properties situated between Bines Road and the application site. The application site includes a spur of land that extends south, to the western side of the existing allotments that front Bines Road, connecting with Bines Road at the access for Priors Byne Farm.
- 1.13 The application site does not directly adjoin the built-up area boundary of Partridge Green (BUAB), as this line has been drawn to the eastern side of Bines Road to include the Star Trading Estate. However, the developed part of the application site would extend no further south than the existing BUAB extent, which encompasses the listed building at The Sheiling on the eastern side of Bines Road.
- 1.14 The site includes an overhead line of cables (identified as 11kV electric cables in the Planning Statement) which runs diagonally through the site, and there is a further line of cables running along the southern side of Lock Lane.
- 1.15 The site is predominantly flat with open views across the field. The site runs into a 3rd field segment, which is loosely defined by the remaining Oak trees of a historic former field boundary. The site lies within Area J3 (Cowfold & Shermanbury Farmlands Landscape) Character Area (LCA) as shown on the Horsham District Landscape Character Assessment, exhibiting the following characteristics:

“..mostly small-scale intricate landscape, scattered small woodlands, localised areas with more open character where hedgerow has been lost, field ponds, gently undulating low ridges and valleys, small farmsteads and cottages dispersed along lanes and tracks. Key issues identified include loss of hedgerows and shaws, and visual intrusion from pylons, suburban development which reflects the key sensitivities of suburbanisation on main road routes”

- 1.16 There is a network of PRow / bridleways which adjoin or run close to the application site. Footpath 2372 runs to the west of the site, Bridleway 1864 runs along Lock Lane the north and Footpath 2373, the Downs Link and Bridleway 2372 run to the east of the site.
- 1.17 The site does not fall within the setting of a Conservation Area, however, there are a number of listed buildings close or adjoining the site, including Crouchers (Grade II) set immediately to the east of the site, The Forge (Grade II) and The Sheiling (Grade II) located on the eastern side of Bines Road, Lloyds Farmhouse (Grade II) some 235m to the north-west, and Moat Farmhouse (grade II), some 180m to the south and Yew Tree Cottage (Grade II) some 39m to the east.. Moat Farmhouse to the south is also the site of an Archaeological Notification Area.
- 1.18 Although there are no trees subject to Tree Preservation Notices within the site, or designated as ‘Ancient’ the site has been assessed as being within the red impact zone for high potential Great Crested Newt habitat. The site also includes 8 individual oak trees identified as ‘Veteran’ trees. Furthermore, the site has been identified as a potential connection within the Nature Recovery Network.
- 1.19 In addition to the overhead (11kV) lines running diagonally across the site as identified above, there is a Major Hazard Site located to the east within the Star Trading Estate, comprising an aerosol manufacturing site. The application site lies outside of the identified consultation zone for this. A high pressure gas pipeline also runs within the eastern part of the site (SGN), with its 150m consultation zone encompassing the eastern half of the site. This gas pipeline is located some 31m west of the public highway at Bines Road.
- 1.20 To land to the north of the site, along Lock Lane, falls within flood zones 2 and 3. This is however, outside of the site boundary. Minor areas of medium surface water flood risk are located in isolated parts on the site peripheries, none of which interfere with accesses or areas of proposed built development.

2 INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

The National Planning Policy Framework (NPPF) (Dec 2024)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

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 34 - Cultural and Heritage Assets
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

West Grinstead Parish Neighbourhood Plan (June 2021)

Policy 2: Open Space
Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife
Policy 6: Broadband
Policy 9: Car Parking

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Strategic Policy HA12- Partridge Green Allocations

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Parking Guidance (2003 as amended Sep 2020)
Open Space, Sport & Recreation Review (June 2021)

Planning Advice Notes:

Shaping Development in Horsham (Sept 2025)

Biodiversity and Green Infrastructure (Oct 2022)

Design Statements:

Partridge Green and Dial Post Design Statement 2001

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/24/1699	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments and associated landscaping.	Application Refused on 29.08.2025
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3 OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Strategic Team:** Advice / More Information

A comment was received from HDC's Strategic Planning Team on 10/12/2025. The officer notes that a previous application was refused on the site in August 2025. Since this time Natural England issued a Withdrawal Statement confirming that their Water Neutrality Position Statement of September 2021 has been withdrawn.

It is advised that the Council have produced a Shaping Development in Horsham District (SDPAN) whereby proposals which accord with Paragraph 5.12 of the SDPAN should be considered positively.

The officers also provide contextual policy background, and an update regarding the current position of the Horsham District Local Plan (HDLP) 2023-2040 which remains the emerging Local Plan (eLP) in the context of NPPF para 49.

A previous comment provided within application DC/24/1699 additionally provided comparative analysis on an appeal decision on a scheme in Thakeham, in which an inspector found that a disproportionate amount of development in or adjacent to a settlement would override the "tilted balance". This comment concludes that this decision is considered to have limited bearing on this application because of the relative sustainability of, and access to services and facilities in, Partridge Green.

- 3.3 **HDC Environmental Health (Air Quality)** Further information required

A number of discrepancies have been identified within the submitted Air Quality Assessment. Further information required.

- 3.4 **HDC Environmental Health (Noise and Contamination):** - Further information required
Noise

The officer notes that the Acoustic South East acoustic report, dated 13.10.25 has now been submitted and that with windows open internal noise levels in the habitable rooms on the eastern façade of plots 1, 13 to 19 and 38 to 45 i.e. those nearest the B2135 are likely to be above the internal noise criteria as detailed in BS 8233 for both daytime and nighttime hours. The need for mitigation is therefore outlined, including the recommendation the properties are adjusted to avoid noise impacts.

Land Contamination

Environmental Health have reviewed the Land Science Phase 1 Contamination Assessment, dated 28.08.24, and have the following comments to make.

1. We are satisfied with the preliminary assessment of the risk from contamination to future site users, as presented in the above-mentioned report.
2. We agree with conclusions in the report in that in order to fully quantify the risks from contamination to future site users some ground investigation works, including testing of soils, is required on the site.
3. We are however happy to request these additional assessment works through conditions. Suitably worded planning conditions will therefore be recommended once we are satisfied that sufficient information has been provided in relation to the potential noise impacts.

Construction Phase

A CEMP is recommended.

3.5 **HDC Housing Officer** - Further information needed

The officer has provided 4 comments during the course of the application. The most recent comment (dated 15/12/2025) confirmed their position. The officer has outlined that current data from the Partridge Green/ West Grinstead Housing Register identifies 151 households in need of accommodation, broken down as follows:

48 households (32%) require a 1-bedroom property
21 households (14%) require a 2-bedroom property
58 households (38%) require a 3-bedroom property
24 households (16%) require a 4-bedroom property

No objection is raised to the proposed housing mix, however, the officer advised early engagement with a Registered Provider and requested reassurance that there are sufficient Registered Providers willing to take on this site and affordable delivery as it is currently presented.

3.6 **HDC Arboricultural Officer:** Advice

Initial comment (02/01/2026) noted that the site layout is broadly favourable in arboricultural terms, however, reiterated previous concerns of the potential impact to veteran tree T23 resulting in an objection from the officer.

A second comment (01/02/2026) notes that the primary concerns relate to the post-development impacts on the veteran tree buffer zones if certain safeguards are not put in place to manage these impacts. If the cycle path cannot be rerouted, it would need to be constructed using an above-ground, no-dig construction method as advised in the AIA, coupled with additional permanent fencing running parallel to the path where it falls within the veteran tree buffer.

Therefore, it is recommended that, if permitted, a bespoke Veteran Tree Management and Protection Plan is secured by condition. The officer has therefore removed their objection subject recommended conditions.

3.7 **HDC Landscape Architect:** Advice

The officer notes that previous comments provided under DC/24/1699 remain relevant and has re-iterated outstanding concerns / comments as follows:

- The close proximity of the SuDS features to the existing boundary vegetation and space available to allow for the north-western boundary to be enhanced.
- The change of plots 84 and 66 to a chalet bungalow typology is welcomed although it is regretful, the reduction in ridge height wasn't carried over to the remaining plots identified to the south and north of the western parcel.

- Pre-commencement condition wording is advised to secure planting in advance on construction works.
- There remains some incursion within RPAs.
- Some matters remain outstanding within the open space and arrangement and the absence of a land budget plan. These matters are likely resolvable at detailed design.
- An off-site contribution to sports pitches is recommended.
- It is advised that lighting is revised to warmer colour (500 lumens or less).
- A suggested listed of conditions have also been provided including:
 - Underground Services
 - External Lighting
 - Advanced Planting
 - Hard and Soft Landscaping Scheme
 - Landscape Management and Maintenance Plan

Previous comments submitted within DC/24/1699 as follows:

[Summary – second comments 26.03.2025]

There are still a number of outstanding comments which have not been addressed. Conditions advised in the event of approval being recommended.

[Summary – Initial comments 15.01.2025]

The site's immediate setting is largely influenced by the open countryside character to the southwest also predominantly rural with some scattered built form found to the north, west and south of the site interspersed by the small and medium sized field mosaic defined by mature trees and hedgerows. The development pattern here is defined as larger dwellings standing in large grounds and farmhouses and include the grade II Listed Building Moat Farmhouse. To the east, the site is subject to some suburban detractors of premises on Star Road Trading Estate lying immediately the other side of Bines Road and by a ribbon of development along Bines Road, southeast of the site and which includes the Gade II listed building 'Crouchers'.

A number of public rights of way (PRoW) are present within the wider area although the site is generally well contained from the north and east due to the intervening vegetation and urban development.

In close proximity views, Lock Lane, also a bridleway 1864 (LVA, viewpoint 16), sits adjacent to the site's northern boundary and allows short distance views into the site including of the mature trees within and long-distance views towards the South Downs escarpment beyond. However, due to distance, it is considered that this development proposal would not have an adverse effect on the special qualities of the South Downs National Park. Other PRoWs within close proximity include PRoW 2372 (Viewpoints 1 and 2) to the west of the site which has direct open views into the site and PRoW 2373 (LVA, viewpoint 17) to the east, also with views into the site although these are filtered in places due to existing boundary vegetation. The Downs Link, a long-distance path is located to the southeast of the site but from here there are no or very filtered views towards the site's southern boundary vegetation.

Along the site's eastern boundary lies Bines Road, where the vehicular access is being proposed from, and includes a pedestrian footpath. Views of the site are available from this path to varying degrees as due to existing boundary vegetation. Views are short distance and filtered in places.

Overall, the above is generally consistent with the LVIA's site description and visibility assessment. A number of suggestions are made to ensure appropriate integration can be achieved.

3.8 **HDC Heritage Officer:** No Objection

The HDC Heritage Officer has outlined that given the proposal remains unchanged between DC/24/1699 and the current submission, their previous comments remain relevant as below:

[summary – 28.11.2024] – The comprehensive heritage statement clearly describes the significance of the nearby heritage assets and the impact on their special interest. The content of this assessment correctly identifies the impact to each of these heritage assets and officers concur that only Crouchers would be negatively affected. The harm is less than substantial and moderately so. In this case, the public benefits arising from the development may outweigh this harm. Conditions advised.

3.9 **HDC Ecology (BNG):** No Objection

The HDC BNG Officer has outlined that given the proposed delivery of BNG remained unchanged between DC/24/1699 and the current submission, their previous comments remain relevant as below:

[Summary – 3rd set of comments 22.05.2025] Following amendments to the Metric, the proposal now demonstrates a 21.07% Net Gain in habitat and a 22.95% Net Gain in hedgerows. Concerns regarding private gardens and hedgerows can be resolved prior to the legal agreement.

OUTSIDE AGENCIES

3.10 **Health and Safety Executive (HSE):** Does not Advise Against.

Provided a comment during consideration of DC/24/1699 which remains relevant. HSE Do not advise against the granting of planning permission on safety grounds.

3.11 **Ecology Consultant:** Updated comments awaited

[Summary – first comment 16.01.2026]

The submitted documents are the same as those previously submitted within DC/24/1699. It is requested that the Ecological Impact Assessment (EclA) (The Ecology Partnership, October 2024) is resubmitted in addition to an ecological addendum or an updated ecological report outlining, the validity of the initial report; which, if any, of the surveys need to be updated; and the appropriate scope, timing and methods for the update survey(s).

It is additionally noted that the veteran tree buffer should not be encroached.

3.12 **NatureSpace:** Advice

The eDNA report submitted suggests undertaking Precautionary Working Methods to minimise risk to great crested newts. It is considered that this is an appropriate approach for the site and the scale of works. These should be secured via condition.

3.13 **Southern Water:** Advice

Southern Water have confirmed that there is sufficient capacity within the sewer network to accommodate the development. Conditions have been requested to secure the following:

- Final details of the proposed pumping station and exclusion zone
- Asset protection and tree planting / landscaping conditions
- SUDs details

3.14 **WSCC Highways:** Advice

The proposal is identical previous planning application DC/24/1699 from a highways perspective, WSCC Highways request officers reflect to previous comments dated: 3 December 2024, 1 May 2025; and 26 June 2025:

[Summary – third comments 26.06.2025]

Additional information received and reviewed. Comments as follows:

- The applicant was previously asked whether an informal connection to the Downs Link off Lock Lane can be formalised. The applicant responded that the land in question is in third party ownership and that they are unlikely to agree to this connection. WSCC responded that this response is accepted.
- The updated Travel Plan is accepted.
- WSCC requested amendments to the internal road layout. As amended, WSCC have commented that the plans do not fully meet LTN1/20 standards. However, these details can be secured through the detailed design stage under a S38 application or planning conditions.
- To further encourage walking and cycling, the Highway Authority still recommends that the internal hoggin path be widened to 3m. It is recommended that this is secured by condition.
- The applicant has confirmed that there is no vehicular access to the allotments. This follows an existing arrangement. WSCC have noted the comments.
- Further junction modelling assessments have been submitted as requested by WSCC Highways. These are accepted.

Conclusion: Should the Local Planning Authority be minded to approve, the Highway Authority recommends conditions to form part of any permission.

[Summary – second comments 01.05.2025]

Additional information has been received and reviewed. A number of comments remain outstanding

[Summary – initial comments 24.11.2024]

More Information is required to address the following:

- Demonstration that visibility splays at access point where it meets Bines Road can be achieved using highway land, land in the applicant's control or combination of (mathematical equation/s to be provided).
- Provision of widened footway alongside western side of Bines Road plus Stage 1 Road Safety Audit and Road Safety Audit Decision Log provided.
- Confirmation that uncontrolled crossing points (to High Street and Star Lane Industrial Estate across Bines Road) have been Safety Audited (and if not, that they be Safety Audited).
- Foot/cycle connection to Bines Road found south of the site (opposite Downs Link PRoW) – Applicant to confirm how this route would remain open (and suitably maintained) in perpetuity. Applicant should also confirm if this connection, where it is shown emerging to Bines Road, has been Safety Audited. If not, it should be Safety Audited.
- Applicant to investigate whether an informal connection to Downs Link off Locks Lane can be formalised. If so, it too should be Safety Audited.
- Updated Travel Plan to be provided.
- Internal layout changes – e.g. foot and cycle path alterations, widening of path around the internal boundaries of the site, priority arrangement across spine road and side roads to be considered (plus Road Safety Audit updates) and interfaces with spine road.
- Clarification about where access to allotments is to be provided from.
- Reply required to why 2011 Census data was used for trip distribution and route assignment, and not data from the 2021 census?
- Further junction modelling assessments for B2135/A24 and B2135 J/W A283 to be provided (to include end of Local Plan scenarios for both junctions and additional traffic from DC/21/2233 – the latter for the B2135/A283 junction only).

- Provision of original Stage 1 Road Safety Audit and associated Road Safety Audit Decision Log.
- Updated PIA data for B2135/A24 and B2135/A283 junctions.

3.15 **WSCC Lead Local Flood Authority: No Objection**

WSCC LLFA provided a comment raising no objection subject to requested conditions.

3.16 **WSCC Rights of Way:**

The proposed off road Downs Link route is welcomed as is the uncontrolled crossing point across Bines Road (with tactile paving and dropped kerbs). In order to officially re-route the Downs Link along the route however we would need to:

- a. have it constructed to our 3m wide bridleway specification, and
- b. secure it in perpetuity by adopting it as Public Right of Way.

Additional guidance is provided regarding words too and around the PRow network.

3.17 **WSCC Education: Advice**

West Sussex Education Services do not have any concerns with the proposed development. Should the application be approved, it will be CIL liable. CIL will be sought by the County Council as local education authority from the charging authority to provide the necessary education mitigation for the proposed development. (For the avoidance of doubt, Education covers all children from 0-18 and up to 25 for SEND pupils)

3.18 **WSCC Minerals and Waste: No Objection**

The MWPA note the relative abundance of the Brick Clay resource across the county, and would agree in this instance that the priority of the extraction of this resource is considered to be 'low'. No objection is raised subject to the LPA being satisfied the proposal meets the requirements of Policy M9 (b) (iii) of the Joint Minerals Local Plan (2018, partial review 2021).

3.19 **Archaeology: Advice**

The application is supported by a desk based archaeological assessment produced by RPS that concludes that the site has a low/uncertain archaeological potential and that further archaeological investigations are required to clarify the nature, extent and significance of any archaeological deposits. In this case it would be reasonable to secure the work with an archaeological condition.

3.20 **WSCC Fire and Rescue Service: No Objection**

Requests for Fire hydrant conditions.

3.21 **Sussex Police Designing Out Crime Officer: Comments**

Good active frontage provided with street and public areas overlooked. Parking should be designed to ensure good natural surveillance and ideally within view of an active room (kitchens and living rooms). Play areas should be provided with natural surveillance from nearby dwellings, with public / private spaces clearly defined to prevent unauthorised access by vehicles, and ideally dog-free.

3.22 **Sussex Police & Crime Commissioner: Objection**

Requests for £17,000 developer contribution towards 2no ANPR Cameras.

PUBLIC CONSULTATIONS

3.23 Representations:

31 letters of Objection have been received from 25 addresses, objecting to the application on the following grounds:

Planning Policy / Plan Allocations

- Site is not agreed within the local plan.
- NPPF priorities brownfield sites and underutilised land.
- Proposal is outside of the Built up Area Boundary.
- Alternative sites are available.
- The proposal is speculative .

Overdevelopment

- Cumulative impact of development should be taken into consideration.
- Proposal would increase villa be nearly 50% (cumulatively)
- The village is too small for the development and is not able to cope with the addition of another 300 houses, especially with 100 of these being outside of an easy walk to the village amenities

Design

- Development / design of housing is not in keeping with the character and appearance of the surrounding area.
- Solar panels are not proposed.

Housing Supply

- Large houses are not needed / we need smaller, cheaper properties for those downsizing (cost of living etc) and buying for the first time. Including bungalows fats and starter homes.
- The definition of 'affordable' houses means that most still can't them.

Landscape and Visual Impact

- Landscape Harm / Proposal would fail to are maintain and enhance landscape character.
- Land is too isolated from the rest of the village and would not relate well to the settlement boundary of the village.
- Density and scale of the development are disproportionate and would harm rural / village landscape character.
- The site is an area of outstanding beauty
- Proposal would add to spawl from the village.
- There are alternative infill sites.

Amenity Impacts

- Loss of privacy / overlooking for existing dwellings.
- Impacts of noise and increased light.
- Lock lane (bridleway) is an important amenity shared by the local community and would be impacted by light and noise.
- Impact during construction.

Highway, Access and Parking

- Increased traffic posing a highway safety risk
- People speed along Bines Road.
- Rural location increases reliance on cars.
- Buses have been reduced and there is no train station.
- The access is at a busy point in the road opposite the trading estate with existing issues pulling out.
- Footpath and road crossings into the village are dangerous with no street lighting.
- The quickest route is via the Blind Summit of the Bridge, not the trading estate.
- There are existing traffic issues on the high street which is used as a 'rat run'.
- Travel plan travel times are inaccurate.
- Traffic would be in addition to commercial traffic from Star industrial Estate and Hufwood industrial estate.
- Cycle route would still require crossing the road.

Environment and Trees

- Loss of green space / the land is grade B/C agricultural land / farming land.
- The land maintains biodiversity and there is an abundance of reptiles and wildlife and some rare. Including owls, rare species of bats, water voles, newts and dormice
- Impact of construction on wildlife.
- Loss of trees and hedges and impact to mature oak trees on site.
- Emissions for increased cars with no facility for EV charging.
- The Lock Estate is a wildlife habitat for species spilling over from the Knepp Estate.
- Proposal would breach the *Hedgerow Regulations 1997*.

Flooding and drainage

- Insufficient capacity in the sewer which floods and overflows into the Adur.
- Village and neighbouring gardens suffer from flooding.
- Development may increase risk of flooding.
- Flood mitigation is not in place.

Infrastructure / community facilities

- Local infrastructure, including schools, healthcare facilities / GP, and public services, is not equipped to handle the influx of new residents. This will lead to overburdened services and a decline in the quality of life for existing residents.
- The proposed development has an insufficient water supply.
- Proposal does not include plans to upgrade infrastructure.
- The bus service to the village has been considerably reduced with fewer buses and intermittent service
- 2 mile walk to the primary school.
- No senior schools
- Limited shops in the village.
- The village has regular power cuts.
- Increased demand on public rights of way.

Heritage

- A listed building directly abuts the site.

Other Matters

- Impact of future pets on livestock and wildlife.
- Application is a re-application of DC/24/1699 which was refused
- Application was submitted /consultation within the run up to Christmas.
- Water Neutrality is an issue.
- The developer also has a site in Henfield.
- Jobs created would be temporary.

3.21 Parish Comments:

West Grinstead Parish Council: Objection

WGPC's recommendation is that HDC should REFUSE this application.

- Sustainability: Partridge Green is a small rural village, isolated with little in the way of services
- This planning application is premature and not currently sustainable.
- The village has recently lost all its surgeries and had its local bus service reduced.
- The local village shop is too small for its current population and there are no options for a new location.
- The local secondary school for the village is Steyning Grammar which is also at capacity.
- The challenges of wastewater and contaminated surface water entering the River Adur from the higher site adds to the current lack of infrastructure, and the failure of the local treatment plant where in 2023 there were 109 sewage discharges with 1,639 hours of untreated effluent entering the river.
- Further exasperating the problems there are currently 3 new planning permissions for 120 houses DC/24/0428, 55 houses DC/22/0301 and 81 houses DC/23/2279 a total of 256 new

households having to be accommodated in a village with limited facilities. The premature additional 101 households would overwhelm the current village. It will also distort the local housing market for private homes and housing associations, as highlighted by the Horsham District Council housing officer in her report.

- The Parish Council acknowledge the helpful improvement suggestions of the footpath to the High Street, footpath and cycle path to Downs Link, the 45% affordable housing and accepts that the village needs some new housing. But the housing needs to better reflect the needs of the village, be sustainable and balanced so that it can be integrated into the community.

3.22 Member Comments:

Cllr Knowles:

Partridge Green currently has population of around 2,000 people, 922 houses according to the 2021 census. Permission has already been granted in the past couple of years for 255 houses, a 28% increase. The community cannot cope with another 101 which would take us to a 39% increase in houses. With no new infrastructure this must be considered as over-development.

This site is separate from the village, outside the built-up area NOT adjoining it, and if we grant this permission, we will be creating a precedent that will allow further development across the district.

There is no longer a GP surgery, the primary school will be full once the existing approved homes have been built in Partridge Green. The limited bus service has been halved with no direct buses during the day to Cowfold, where the GP's surgery is, and onto Horsham.

4 HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5 HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6 PLANNING ASSESSMENTS

Background:

6.1 A previous application for 101 homes on this site (DC/24/1699) was refused in August 2025 for the following reasons:

- 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.*

- 6.2 An appeal against the refusal of this decision is currently on hold pending the outcome of this re-submission. This current application is broadly identical to the previously refused scheme, other than in respect of the matters referred to in paragraph 1.10.

Principle of Development:

Current Development Plan Policy:

- 6.3 As it stands, the development plan relevant to the proposed development comprises the Horsham District Planning Framework (HDPF, 2015) and the 'made' West Grinstead Neighbourhood Plan (WGNP, 2021). The West Sussex Joint Minerals Local Plan (2018). is also relevant to this proposal. In accordance with planning law, these documents form the statutory development plan and the starting point for the assessment of the development proposals. The National Planning Policy Framework and accompanying Planning Practice Guidance are material considerations relevant to the development proposals.
- 6.4 HDPF Policies 1 (Sustainable Development), 2 (Strategic Development), 3 (Development Hierarchy), and 4 (Settlement Expansion) set out the settlement hierarchy of the District and establishes the Council's main strategy for the location of development across the district, in accordance with the NPPF's sustainable development approach. HDPF Policy 3 specifically outlines the settlement hierarchy of the district and establishes that development will be permitted within defined built-up area boundaries (BUABs).
- 6.5 HDPF Policy 26 (Countryside Protection) provides support for development outside of BUABs where there is an essential need for a countryside location and one of the following criteria are met:
1. Support the needs of agriculture or forestry;
 2. Enable the extraction of minerals or the disposal of waste;
 3. Provide for quiet informal recreational use; or
 4. Enable the sustainable development of rural areas.
- 6.6 The site is located outside of a defined built-up area boundary (BUAB) and does not form part of Horsham's adopted development plan comprising the Horsham District Planning Framework 2015 (HDPF) and the 'made' West Grinstead Neighbourhood Plan. As a result, development here would conflict with the requirements of Policy 2 'Strategic Development' and Policy 4 'Settlement Expansion', of the HDPF. In addition, the development would conflict with HDPF Policy 26 owing to its siting outside the BUAB and as the proposed residential development is not considered to be essential to this countryside location.
- 6.7 As a result, development in this location would conflict with the requirements of HDPF Policies 2, 4 and 26. The proposed proposal is therefore not considered in accordance with the spatial strategy set within the adopted development plan. This carries weight against the proposal.

5-Year Housing Supply and presumption in favour

- 6.8 In December 2025, the Council published the latest Authority Monitoring Report (AMR) which revealed that the Council currently has a housing land supply of 1.7 years against current targets. It is noted that the housing land supply has increased since the consideration of previous application DC/24/1699, from 1 year to 1.7 years. Notwithstanding this, it remains that the Council is unable to demonstrate a full 5-year housing land supply, and it is recognised that this forms a material consideration in decision making which triggers the application of the 'tilted balance' at Paragraph 11d of the NPPF.

Shaping Development in Horsham Planning Advice Note (SDPAN)

- 6.9 In light of the Council's inability to demonstrate a 5-year supply of deliverable housing sites, and in recognition of the key objective of Government policy to significantly boost the supply of homes, the Council has endorsed a Shaping Development in Horsham (2025) advice note which now forms a material planning consideration in decision making. The advice contained in the advice note is guidance only and does not form policy and does not alter the statutory decision-making framework, therefore it carries only limited weight.

- 6.10 The note sets out the weight that can be given to current and emerging local policy and has been produced to enable the Council to act proactively to continue to deliver housing in a sustainable manner. For development proposals located outside the defined BUAB, the SDPAN (at paragraph 5.12) echoes the requirements of HDPF Policy 4 and states that applications will be considered positively provided that all of the following criteria are met:

- 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.

- 6.11 Whilst the BUAB to Partridge Green sits on 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 under the heading 'Housing Mix and Affordable Housing' 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.

- 6.12 The SDPAN also requires that the level of expansion is appropriate to the scale and function of Partridge Green. A number of representations, including from the Parish Council, have raised concern at the impact of proposal both individually and cumulatively with recent housing applications and permissions around the village. The cumulative level of expansion within Partridge Green is therefore considered below.

Local Plan Review:

- 6.13 As the HDPF is over 5 years old, the Council has undertaken a review of existing Local Plan, which progressed to examination in December 2024 (the Reg 19 Horsham District Local Plan, or HDLP). As drafted and consulted upon, the HDLP set out the emerging development strategy for the district to deliver housing and wider development needs in the period 2023 to 2040, with an annualised target of 777 dwellings across the plan period. The delivery of these homes was envisaged to be via the identified larger and smaller strategic housing allocation sites (such as a strategic development to the west of Southwater for at least 275

dwelling under draft policy 37), the intensification of existing sites, as well as the delivery from windfall units within defined settlement boundaries.

- 6.14 Whilst the Examining Inspector's Interim Findings letter dated 4 April 2025 recommended that the Regulation 19 Horsham District Local Plan 2023-2040 be withdrawn, the Council did not withdraw the draft Local Plan and has since written to the Inspector with a request to re-open the hearings given a number of material changes which are relevant to the examination. At the current time therefore, the draft remains a 'post-submission' document, with 'emerging' status. The policies within the emerging Local Plan (eLP) are therefore deemed to carry limited weight. Further, the background evidence base to support the eLP also carries some limited weight given the Examining Inspector's comments at paragraph 95 of his Interim Findings letter. This background evidence base includes the site assessments that informed the proposed site allocations within the eLP.
- 6.15 The application site, along with the adjacent field parcel to the west, is noted to have been promoted by the land agent / owner for a housing site allocation for some 207 homes, but was not taken forward for inclusion in the draft HDLP Policy HA12 as a site allocation (site SA891). The reasons for not including this site in the HDLP are stated as follows, in a document entitled 'Sites not identified for potential allocation for housing development', part of the background HDLP evidence base:

"Partridge Green is recognised as a medium village in the Council's settlement hierarchy and as such is not seen as able to accommodate large amounts of development. Collectively the sites with potential for allocation in Partridge Green could, if all were identified as allocations in the Local Plan, deliver a total that is seen as too great for the village to accommodate at this time, in respect of the capacity of infrastructure to absorb the new development and the impact on the character of the village. There are a number of sites being promoted in Partridge Green which relate better to the built-up area boundary of Partridge Green and its facilities and have fewer constraints including landscape and heritage. Furthermore, the proposal would result in an unusual extension of the village form as it increases the village footprint west of Bines Road and the Downslink in a somewhat detached extension of the settlement and against the prevailing historic pattern of the village. Therefore, it is the Council's view that development at this location and at the quantum proposed is less preferential to some other sites in the village. Therefore, the site is not recommended for allocation."

- 6.16 It should be noted that this site assessment was based on a wider land promotion incorporating land to the west and south of the current site, for a total of circa 207 dwellings, double the number of homes now being proposed. The assessment also refers to the presence of a health facility in the village, which has since closed.
- 6.17 It should also be noted that the above extract concludes by saying that the site is 'less preferential' than others that were being promoted, rather than due to its location or other characteristics being unacceptable. Further, the draft local plan strategy which this site assessment was based on is to deliver an average of 777 homes per year, however following the resolution to the constraining issue of water neutrality (see below), the local plan inspector has requested that the Council revisit its strategy to increase the number of homes that can be delivered over the plan period. This means that further sites will need to be found to address housing need in the district. As such, officers advise that the comments in the above extract referring to the capacity of Partridge Green to accommodate further growth require further consideration as part of this application.

Cumulative level of expansion

- 6.18 Policy 3 of the HDPF (2015) states that Partridge Green is a tier 2 'Medium Village' which are those classed as settlements that have a moderate level of services and community networks together with some access to public transport. These settlements provide some

day-to-day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

6.19 At the time of writing, outline planning applications for a total of 256 dwellings have recently been granted planning permission around Partridge Green:

120 dwellings - Land North of Shermanbury Road (DC/24/0428)

55 dwellings - Land North of The Rise (DC/22/0301)

81 dwellings - Land North Of The Rosary (DC/23/2279)

6.20 These three sites correlate with the draft local plan allocations within Partridge Green (eLP Policy HA12) and make for a pipeline of 256 committed dwellings. These 256 dwellings equate to an increase of around 32% in the number of dwellings in Partridge Green. The addition of the application site (for 101 homes) would increase this growth to around 45% in the number of dwellings. This calculation is based on an existing 792 dwellings within Partridge Green as extrapolated from 2021 census data. This calculation therefore does not include any dwellings outside of the immediate BUAB. Notwithstanding this, and noting the alternative figures in the Member Comments section above, this would be a significant level of growth for a medium village.

6.21 It is noted that since the determination of DC/24/1699, permission of the Land North Of The Rosary the northwest of the village has been granted following completion of a s106 legal agreement, notwithstanding this, the cumulative impact of DC/23/2279 (Land North Of The Rosary) was fully considered by officer under DC/24/1699. This is therefore not considered to be a substantive or material change since the determination of DC/24/1699.

6.22 As previously commented by the HDC Strategic Policy Team during application DC/24/1699, in a recent appeal decision in Thakeham (DC/24/0021 / APP/Z3825/W/24/3350094) the Inspector considered, among other things, whether the appeal site for some 257 dwellings (an approximate 42% increase in the number of dwellings) would be appropriate to the scale and function of Thakeham. Thakeham is identified as a tier 4 'small village' in the settlement hierarchy, and contains no employment areas and does not have a primary school. Whilst it has sports pitches and a small café/shop, it otherwise is heavily reliant on higher order settlements, which can only be meaningfully reached by car (Nb the bus service is poor). Factoring these matters together, the inspector concluded that *'the proposal would not be appropriate by virtue of being grossly out of scale with the settlement of Thakeham and its limited existing functionality'*, and the appeal was duly dismissed under the 'tilted balance'.

6.23 Whilst the proportion of expansion is broadly similar, it is important to note that as a 'medium village' Partridge Green includes many more services and facilities than the 'small village' of Thakeham.

6.24 Partridge Green's facilities and services can be summarised as follows:

- The Partridge Public House (400m / 5 min walk)
- Green Man Public House (1.1km / 14 min walk)
- Prettys Garage (300m / 4 min walk)
- Fish & Chip Shop (600m / 8 mins)
- A Bakery (600m / 8 mins)
- Hair Salon (600m / 8 mins)
- Hawthorn Vets (600m / 8 mins)
- A small Co-op store and post office (600m / 8 min walk)
- Jolesfield Primary School (1.1km / 14 min walk)
- No.17 bus service (albeit a reduced service)
- Village Hall / Pre-school (600m / 8 mins)
- Methodist Church (700m / 9 min walk)
- St Michaels & All Angels Church (800m / 10 min walk)

- Playing Fields (1km / 13 min walk)
- Star Industrial / Trading Estate

- 6.25 It is also noted that the Oakleigh Medical Centre / Partridge Green Surgery closed in August 2025, with the next closest GP practice being Henfield Medical Centre. It is additionally noted that the No.17 bus service which connects the village to Horsham is now operating under a reduced service which will terminate at Partridge green and no longer offer a direct service to Horsham. Both of these matters were considered in the most recent grant of outline planning permission for 81 dwellings at The Rosary.
- 6.26 Comparatively, Thakeham is classified as a 'smaller' village with fewer services and facilities. Within the village itself there is a café/shop, open spaces and village hall, and a pub and church are located a short walk outside of the village. It is noted that Thakeham has no school, health facilities or employment facilities. In addition, notwithstanding the above noted changes to the No.17 bus service, Partridge Green remains served by existing bus routes with connections to Horsham and Brighton, albeit with the need to make connecting changes at certain times of day. Comparatively, Thakeham is has a very limited bus provision, and is heavily on private vehicles to make journeys out of the village for work or other day-to-day reasons.
- 6.27 There are therefore clear differences between Partridge Green and Thakeham village in relation to the level and quality of services, facilities and employment provision when considering development proposals and whether the cumulative level of expansion can be considered appropriate.
- 6.28 Overall, whilst acknowledging the undoubtedly significant cumulative increase in the size of Partridge Green that would result, and the comments made in the Council's site assessment work referred to above, it is considered that Partridge Green has the services and facilities to sustainably accommodate this level of expansion (which is some 106 homes fewer than considered in the site assessment) with the new residents able to benefit from, and support, these facilities into the future. Whilst it is noted that the doctors surgery at Partridge Green has now closed, this does not in itself render Partridge Green unable to accommodate the proposed development, and would not prove sufficient to justify the withholding of permission given the number and quality of other services and facilities in the village.
- 6.29 Accordingly, the cumulative impact of the proposed development in tandem with the committed development of the other three sites on the edge of Partridge Green is considered appropriate to the scale and function of this village. It is therefore also considered that the proposal accords with paragraph 5.12 of the criteria of SDPAN and should be considered favourably.

Conclusion on principle

- 6.30 The principle of the development of this site conflicts with the current development plan as the site lies outside of the defined BUAB and has not been allocated for development in either a made neighbourhood plan or the current Local Plan. The principle of development is contrary to Policies 2, 4, and 26 of the HDPF on this basis. Notwithstanding this, the Council is unable to demonstrate a 5-year housing land supply and a 'tilted balance' in favour of sustainable development is therefore in place, this is further discussed in the overall planning balance at the end of this report. The proposal is additionally considered compliant with the SDPAN when considered in isolation and cumulatively. These are material considerations which weigh in favour of the principle of development on this site.

Housing Mix and Affordable Housing:

- 6.31 HDPF Policy 16 additionally requires proposals for 15 or more dwellings to deliver 35% of dwellings to be affordable with a tenure split of 70% affordable rented and 30% intermediate tenure. In this instance the proposal is seeking 45% affordable housing (46 dwellings) and

55% Open Market housing (55 dwellings). The proposal therefore provides an overprovision of affordable dwellings, whilst achieving a policy compliant tenure split of 70% affordable rented and 30% intermediate tenure.

- 6.32 HDPF Policy 16 additional states that development should provide a mix of housing sizes, types, and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment (Iceni, November 2019), as set out in the table below. The submitted Planning Statement sets out the following housing mix, compared with the recommended mix set out in the Council's current Strategic Housing Market Assessment (SHMA, 2019):

Affordable Rented	SHMA 2019 (32 units)	Proposal (32 units)	Over / under supply
1-bed	35% (11 dwellings)	6 dwellings	-5
2-bed	30% (10 dwellings)	13 dwellings	+3
3-bed	25% (8 dwellings)	13 dwellings	+5
4+ bed	10% (3 dwellings)	0 dwellings	-3

Shared Ownership	SHMA 2019 (14 units)	Proposal (14 units)	Over / under supply
1-bed	25% (4 dwellings)	0 dwellings	- 4
2-bed	40% (6 dwellings)	3 dwellings	-3
3-bed	25% (4 dwellings)	7 dwellings	+3
4+ bed	10% (1 dwellings)	4 dwellings	+3

Open Market	SHMA 2019 (55 units)	Proposal (55 units)	Over / under supply
1-bed	5% (3 dwellings)	2 dwellings	-1
2-bed	30% (17 dwellings)	11 dwellings	- 6
3-bed	40% (22 dwellings)	24 dwellings	+2
4+ bed	25% (14 dwellings)	18 dwellings	+4

- 6.33 The Council's Housing Team has commented that the Housing Register in West Grinstead currently has 151 households waiting for housing, of which 48 households (32%) are in need of a 1-bedroom unit, 21 households (14%) in need of a 2-bedroom unit, 58 households (38%) in need of a 3-bedroom unit and 24 households (16%) in need of 4 or more bedrooms. Housing waiting list figures are varied marginally since the determination of DC/24/1699, with an increased demand for 1-bed dwellings
- 6.34 The Council's Housing Officer has raised no objection to the proposed tenure. Whilst it is noted that the proposed affordable rent housing mix provides an undersupply of 1-bed dwellings, an oversupply of 2 and 3 bed dwellings are provided. Similarly, whilst the shared ownership housing mix provides an undersupply of 1 and 2 bed dwellings, an oversupply of 3 and 4 bed dwellings is proposed.
- 6.35 Therefore, whilst the overall affordable mix is not strictly proportionate to the SHMA, the oversupply of the much needed larger 3-bed affordable rent homes would go some way to address local housing need. It is further noted that the proposal achieves a higher rate of affordable units (45%) on the site over and above the policy requirements currently set out under HDPF policy 16 (35%).
- 6.36 The housing officer has additionally requested the applicant to engage with a Registered Provider (RP). The applicant has outlined that Saxon Weald has made an offer for the available units. A letter to confirming this has been provided by the applicant. It is noted that minor changes to the tenure plan have been made, this does not, however, significantly impact the overall provision of affordable housing, housing mix or tenure mix.

- 6.37 In the event that planning permission is granted, a Section 106 legal agreement would need to be provided to secure this on-site affordable provision and tenure, and a registered provider who will take on the units, as per the requirements of HDPF Policy 16 and the accompanying Planning Obligations and Affordable Housing SPD.

Character, Design and Appearance:

- 6.38 Policy 25 of the HDPF seeks to protect the townscape and landscape character of the District, including the landform and development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.
- 6.39 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.40 It is noted that no changes to the design or layout are proposed between DC/24/1699 and the current submission. The Masterplan includes 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.
- 6.41 The submitted street-views and dwelling type elevations provide for finer details of the scale, design and appearance of the development which show a good mix of architectural detailing and vernacular elements that seek to provide a development that has visual interest and quality. Final details elements such as boundaries and materials being secured by way of suitable planning conditions.

Landscaping and Open Space:

- 6.42 Policy 25 of the HDPF seeks to preserve, conserve and enhance the landscape and townscape character of the district, taking into account individual settlement characteristics, and maintaining settlement separation. Policy 26 states that, outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Policy 31 of the HDPF sets out support for development proposals that demonstrate that it maintains and enhances the existing network of green infrastructure, as well as requiring proposals to enhance existing biodiversity, and create and manage new habitats where appropriate. Policy 33 of the HDPF states that in order to conserve and enhance the natural and built environment, developments shall be required to ensure that the scale and massing of development relates sympathetically within the built surroundings, landscape, open spaces and routes within the adjoining site.
- 6.43 WGNP Policy 4 seeks to promote the use of traditional native species in landscaping and hedges ensure proposals, promote landscape buffers to complement green infrastructure, and the Conserve and enhance habitats and biodiversity.
- 6.44 As has already been established, the application site lies within an open and undeveloped rural area. It is separated from the recently extended BUAB by around 8m along its eastern edge (the width of the road corridor of Bines Road). The field parcels to the south-west, south and east are all open, rural in character and unallocated insofar as current and emerging local planning policies. The site has more recently been located within Local Landscape Character Area ('LLCA') PG4 as shown on the Horsham Landscape Capacity Assessment (2021), with landscape sensitivities identified as:

“Gently undulating landform; Variable field pattern; Small copses and woodland; Some historic cottages and scattered suburban houses; Some attractive views to the wider countryside to the west; Mostly rural character.”

- 6.45 The Council’s Landscape Architect notes that the capacity assessment indicates the area has high landscape sensitivity, moderate visual sensitivity and moderate landscape value, for medium scale development, and, as a result, the officer considers 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. It concludes that the area has No-low capacity for medium scale (60-250 dwellings) housing development.
- 6.46 The proposal seeks to address this by retaining the existing boundary hedgerows aside from a section along the eastern boundary to facilitate vehicular access to the site, two short sections in the south-eastern corner to enable the new cycle / pedestrian route to be formed and a small section along the northern boundary to facilitate a pedestrian / cycle access onto Lock Lane. The existing natural features would otherwise be incorporated into the wider landscape strategy / landscape infrastructure and areas of public open space, which officers are satisfied would ensure the long-term maintenance potential. The landscaped buffer zones, advance planting in particularly sensitive areas and additional layers of planting can be secured by way of suitable conditions.
- 6.47 Overall, the site would include some 2.76ha of open space, calculated as some 43% of the overall site area, which results in a development which is capable of accommodating generous and cohesive swathes of open space and landscaping which sweeps through the proposed site with a view of retaining the rural connections. Accordingly, 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.
- 6.48 The Landscape Officer has provided a further comment requested the planning conditions are secure details of underground service, to address outstanding concerns regarding external lighting, advanced planting at an early stage on construction and final details of hard and soft landscaping.
- Open Space:*
- 6.49 In terms of open space, the latest Open Space, Sport and Recreation Review (2021), identifies that West Grinstead has deficiencies in natural and semi-natural open space, amenity greenspaces and multi-functional green space, along with a slight deficiency in the provision for children and young people (NB the Open Space, Sport and Recreation Review (2021) sets out a threshold of 46 dwellings to provide on-site play provision).
- 6.50 The Horsham District Council’s Open Space, Sport and Recreation Review (June 2021), advises that new dwellings should be within a 400m walking distance to a LAP (Local Area of Play) or a LEAP (Local Equipped Area of Play). Given that the closest existing play area lies some 626m to the north-east of the application site within the Partridge Green Recreation Ground / King George V playing fields, there should be the of provision for children’s play space provided on site.
- 6.51 The layout details space for three play areas (LAPs) within and west and north east of the site, with an additional larger equipped play area (LEAP) located within the central belt. In addition, approximately 250sqm of allotments is proposed to the south, and a network of paths and open space is proposed throughout the site. Final details and management of play space, allotments and general open space can be secured within a section 106 agreement.

- 6.52 The Landscape Officer has additionally noted that there remain shortfalls within the provision of youth areas and parks and gardens which could not be delivered on site. As a result, the Landscape Officer has referenced the need for financial contributions towards this provision (amounting to some £100,000). A further unspecified contribution towards offsite sports pitches is also recommended. Officers advise that the development in itself does not generate the need for pitches and youth facilities onsite. In accordance with the Council's Community Infrastructure Levy (CIL) Charging Schedule (Reg 123 list), these facilities are capable of being funded via the CIL receipts that the development would generate (circa £1m), of which the Parish Council would receive 25%. A site-specific s106 contribution is not therefore required.
- 6.53 Accordingly, officers consider that the proposed development would accord with the expectations of HDPF policies 32, 33 and 43, WGNP Policy 4 and would provide suitable areas of green public open space and play area, the details of which would be secured by way of planning conditions/obligations.

Arboriculture:

- 6.54 Policy 31 of the HDPF sets out support for development proposals that demonstrate that it maintains and enhances the existing network of green infrastructure, as well as requiring proposals to enhance existing biodiversity, and create and manage new habitats where appropriate. WGNP Policy 4 seeks to promote the use of traditional native species in landscaping and hedges ensure proposals, promote landscape buffers to complement green infrastructure, and the Conserve and enhance habitats and biodiversity.
- 6.55 Paragraph 193(c) of the NPPF states that 'development resulting in the loss of deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.'
- 6.56 The Arboricultural Officer has note that no individual trees or tree groups are proposed for removal and the site layout is broadly favourable in arboricultural terms with materially reducing the risk of post-development pressures such as requests for pruning or removal arising from shading, leaf fall, or perceived nuisance. In addition, whilst it is noted that the proposal seeks to remove 35m of native hedgerow to facilitate access, this loss can be adequately compensated for by way of new planting within the site. The Arboricultural Officer has requested that an Arboricultural Method Statement is secured setting out detailed, site-specific measures for tree protection, including working methods within sensitive areas, sequencing, and site supervision. This can be secured via a planning condition.
- 6.57 Notwithstanding this, 8 veteran (Oak) trees have been identified within or adjoining the site (T3, T20, T21, T23, T25 and 3 trees within G10). These trees are a valuable ecological resource, with a recommended buffer zone of 15 times the stem diameter. The site layout includes a section of cycle path which would fall within the buffer zone of T23. Whilst this cycle path is proposed with a Cellular 'no dig' construction, the Council's Arboricultural Officer has raised concerns that encroachment within the buffer has the potential to result in increased disturbance and soil compaction, and other harmful tree related impacts over time. The officer has further noted that these concerns are primarily around the post-development impacts of the scheme, including future pressures from trampling within the buffer zones. The officer has therefore requested that where the cycle path cannot be relocated, a bespoke 'Veteran Tree Management Plan' should be secured containing the following:
- Veteran Tree Buffer Zones to permanently establish buffers with post-and-rail fencing or other approved means to restrict access;
 - Restrict recreational / amenity use within the buffer zones.
 - Interpretive Signage providing education information on the buffer zones and the ecological and arboricultural importance of veteran trees.

- A Long-Term Management and Maintenance Plan for the health, and ecological value of veteran trees.

6.58 The landscape officer has additionally noted that some proposed tree-pits would encroach upon the veteran tree buffers. Final planting details can be secured via a suitably worded planning condition which should demonstrate no new trees within these veteran tree buffers. As such, it is considered that with the above conditions in place post-development security of the veteran tree could be controlled, and the proposal would not result in the loss or deterioration of the veteran trees in accordance with paragraph 193(c) of the NPPF.

Heritage and Archaeology:

6.59 HDPF Policy 34 relates to Cultural and Heritage Assets and states that applications should make a positive contribution to the character and distinctiveness of the area and ensure that development in Conservation Areas is consistent with special character of the area.

Heritage Impacts:

6.60 The site does not adjoin any conservation areas, but a number of listed buildings are located around the site, with Crouchers (Grade II) situated within the immediate context of the site, as it adjoins the eastern site boundary. Furthermore, there is an area south of the application site which is identified both as an archaeological notification area and an archaeological site (Medieval Moated Site and 17th Century Moat Farm Historic Farmstead). The submitted comprehensive Heritage Statement clearly describes the significance of the nearby heritage assets and the potential impact arising from the development on their special interest. Accordingly, the Council's Heritage Officer is satisfied that this assessment correctly identifies the impact on each of the identified heritage assets, and furthermore, concurs that only 'Crouchers' would be negatively affected by the proposal.

6.61 The Council's Heritage Officer therefore considers that the proposal would result in "less than substantial harm (to Crouchers) and only moderately so". 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, and the creation of an off-road cycle path away from Bines Road linking two part of the Downs Link. These are considered to outweigh the less than substantial harm (noted to be only moderate) to the setting of the identified heritage asset.

Archaeology

6.62 The Council's Archaeological Consultant acknowledges the supporting desk-based archaeological assessment (by RPS), which has used a range of appropriate sources, including the West Sussex HER, determining that the site has a 'seemingly low potential for archaeological remains'. However, given that this conclusion might have been influenced by a lack of previous investigations in the area, it would be more appropriate to classify the potential as 'uncertain', and that further investigations may be required to clarify the nature, extent and significance of any archaeological deposits which may be present within the application site, which would then direct whether any further investigations would be required.

6.63 Accordingly, officers are satisfied that this can appropriately be dealt with by way of a suitable archaeological program of works condition to satisfy the requirements of HDPF policy 34.

Residential Amenity:

6.64 Policy 33 of the HDPF requires development is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land.

6.65 Paragraph 135(f) of the NPPF seeks to ensure that development 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. Policy 32 of the HDPF, further, seeks to ensure that development provides an attractive, functional, accessible and adaptable environment.

Noise

6.66 The site layout plan demonstrates the development could be accommodated within the developable area whilst providing for a good standard of amenity for all future occupants of land and buildings of the proposed development (including distance between nearest dwelling from locally equipped play area). A landscape buffer has been provided alongside the site boundaries. A central buffer has also been provided between the eastern parcel and the western development parcel, which is to include public open space and play area.

6.67 The application is accompanied by an acoustic report (dated 13.10.25) which is welcomed. This has been reviewed by the Council's Environmental Health Officer who has outlined that with windows open, the internal noise within plots 1, 13 to 19 and 38 to 45 are likely to be above British standards (BS 8233). The submitted Acoustic Report recommends mitigations including Acoustic Glazing, Ventilation and an acoustic fence. It is therefore considered appropriate to secure a scheme of noise mitigation, so as to ensure acceptable internal noise is achieved. With this condition in place Officers are satisfied that acceptable levels of noise would be achievable.

Neighbouring Amenity

6.68 The relationship between the proposal and existing neighbours raise no appreciable concerns. It is noted that a landscape buffer and rear gardens are proposed along the south eastern site boundary with no concerns of overlooking, overshadowing or overbearing. This includes consideration of the amenity impacts of the new pedestrian and cycle link through the site alongside the retained dwellings to the south-east of the application site, noting the proposed line of the new pedestrian / cycle access which runs to the rear of the houses.

6.69 The Council's Environmental Health officer has additionally outlined that a construction environmental management (CEMP) should be secured to mitigate against potentially harmful impacts of noise, dust and construction traffic. This can be secured via a suitably worded planning condition.

6.70 It is, therefore, considered that, with the above conditions in place, future occupiers would benefit from a sufficient standard of amenity and the proposal would not result in unacceptable harm to the amenity of neighbouring dwellings in accordance with NPPF paragraph 135(f) and HDPF policy 32.

Highways Impacts:

6.71 It is noted that, with the exception of changes to the No.17 bus route and the closure of the GP practice, highways impact considerations remain unchanged between consideration of DC/24/1699, where they were found to be acceptable, and the current submission.

6.72 HDPF Policy 40 states that development will be supported if it is appropriate and in scale to the existing transport infrastructure, including public transport; is integrated with the wider network of routes, including public rights of way and cycle paths, and includes opportunities for sustainable transport. HDPF Policies 40 and 41 promote development that provides safe and adequate access, suitable for all users.

6.73 HDPF Policy 41 states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. HDPF Policy 33(8) further requires, where appropriate, the incorporation of convenient, safe, and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings.

- 6.74 Nationally, paragraph 114 of the NPPF seeks to ensure that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location, and that safe and suitable access to the site can be achieved for all users.
- 6.75 Furthermore, paragraph 117 of the NPPF requires applications to:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Site Access / Visibility

- 6.76 Sole vehicle access to the site is proposed via a priority junction onto Bines Road (B2135) which would be located approximately 65m south of the existing access to Star Trading Estate. The access would be 6m wide junction with 7.5m bellmouth radii. Swept path analysis has been provided to demonstrate the access would be suitable for refuse vehicles.
- 6.77 The marked speed limit along this part of Bines Road is 30mph, however, speed surveys demonstrate actual speeds of 46mph (northbound) and 40mph (southbound). Given this, visibility spays are proposed in accordance with these higher recorded speeds, achieving acceptable visibility splays of 4m x 127m northbound and 4m x 103m.

Traffic / Network Capacity

- 6.78 Trip Rate Information Computer System (TRICS) has been undertaken demonstrating that the proposal would 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 equating to approximately 1-2 vehicle movements per minute. The impact of these trips has been assessed within the wider transport networking at the Horsham Road (B2135) / Washington Road (A283) junction to the south, and Steyning Road (B2135) / Worthing Road (A24) junction to the north. This modelling has been undertaken at a 2040 scenario, including committed development and draft allocations with the eLP, and demonstrates that traffic flows at these junctions would increase by less than 1%. This has been reviewed and accepted by WSCC.

Internal Layout

- 6.79 The site's internal layout would be formed of a central spine / avenue providing access to a series of secondary cul-de-sacs and loops. The central spine would measure 5.5m wide with a 3m wide footway on the northern side of the spine road and a 2m wide footway along the southern side. Secondary roads would be 4.8m wide and shared surface. Swept-path analysis has been provided to demonstrate refuse vehicles and fire tenders could manoeuvre within the site.
- 6.80 It is noted that some discrepancies remain with the arrangement to the internal road whereby the Submitted plans do not fully accord with the guidance contained in LTN 1/20 (pedestrian / cycle priority crossings, and give-way markings on the roadways). It is considered these matters could be dealt with by way of detailed designs of internal access road junctions, marking details and surfacing of the crossing / junctions to be secured via planning condition.
- 6.81 WSCC Highways have additionally outlined that the internal pedestrian paths, which run around the site's boundary, should be widened from 2m to 3m. This can be secured via a suitably worded planning condition requiring final details of all hard and soft landscaping. It

is also noted that the proposed two allotments would not be accessible by vehicle, notwithstanding this, the existing adjacent allotments also have no direct vehicle access. This is accepted by WSCC Highways.

Parking

- 6.82 The submitted parking plan indicates the proposal would provide 186 allocated spaces, 7 unallocated spaces for flats, 18 garages (which count for 0.3 spaces) and 45 visitor spaces. This amounts to a total of 243 spaces. WSCC Highways Authority have noted that whilst this provision would be below West Sussex Parking Guidance (264 parking spaces), this shortfall would be less than 10% is therefore permissible under this Guidance. Each dwelling would have onsite space for two vehicles, with one space per flat and suitable visitors spaces scattered around the development. The submitted Design and Access statement additionally outlines that all dwellings would be fitted with Electric Vehicle charge points. This can be secured prior to occupation of dwellings via a suitably worded planning condition.
- 6.83 Cycle storage is proposed to be delivered within either garages or purpose-built cycle stores. Final details of this, where necessary, can be secured via a suitably worded condition.

Connectivity and sustainable transport

- 6.84 As previously outlined, Partridge Green is defined as a 'medium village' with a moderate level of services and facilities and community networks, together with some access to public transport. The local facilities within proximity to the site are outlined within paragraphs 6.24 The closest bus stop is located along the High Street approximately 400m (5 min). It has been highlighted that the No17 bus is operating under a reduced service with more limited direct connection between Partridge Green and Horsham. Notwithstanding this, Partridge Green remains served by existing bus routes with connections to Horsham and Brighton, albeit with the need to make connecting changes at certain times of day.
- 6.85 The proposed includes improvements to the footpath along the western side of Bines Road, between the site access and Partridge Green High Street. The footpath is proposed to be widened to a 2m width, with a short section widened to 1.5m -1.79m where space is restricted. An uncontrolled pedestrian crossing with dropped kerbs and tactile paving are additionally proposed, across the access to the site, across Lock Lane, across Bines Road adjacent to the Star Trading estate and across Bines Road adjacent to the High Street. These improvements would prove improve pedestrian connectivity into the village and the services outlined above. WSCC Highways have additionally outlined that street lighting should be secured to extend from existing lighting near the railway bridge to the sites access. It is noted that these works would not impact the width of the carriageway.
- 6.86 The application includes an internal footpath and cycle connection between the south east and north east of the site. This would provide an alternative off road route connecting the Downs Link for a 423m stretch which currently runs along the public highway. This link would additionally provide connection to bridleway 1864 and PRow network to the west of the site. WSCC's PRow officer welcomed this route, in addition to the provision of the above crossings. It is noted that whilst this connection is not proposed to be formally adopted, should the applicant wish to officially re-route the Downs Link in the future, the path would need to be constructed to 3m wide bridleway specification and a formal application for this made. In addition, it is proposed to introduce real-time passenger information to the bus stops along the 'High Street'.
- 6.87 The above enhancements are considered necessary and reasonable, and can be secured alongside the submitted Travel Plan by way of a S106 agreement.

Summary

- 6.88 In conclusion, WSCC Highways commented that should the Local Planning Authority be minded to approved, the Highway Authority recommends conditions to form part of any permission. The application site would be sustainable sited in relation to facilitates and

services within Partridge Green and would have access to public transport providing connections further afield. The proposal is therefore considered appropriate in relation to its highway impacts in accordance with the above policies. Officers have no reason to disagree with this conclusion.

6.89 Education Provision:

The proposal has been reviewed by West Sussex Education Services who have raised no objection and confirmed that, as the proposal is CIL liable, CIL can be sought by the County Council for any necessary education mitigation resulting from the proposal. This would include any increased demand for local school places. It is noted that this covers all children from 0-18 and up to 25 for SEND pupils.

Ecology:

- 6.90 The Council's Ecologist has reviewed the submitted documents, comprising the Technical Response (The Ecology Partnership, January 2024), Ecological Impact Assessment (The Ecology Partnership, October 2024), Bat Activity Survey (The Ecology Partnership, October 2024), Breeding Bird Survey (The Ecology Partnership, October 2024), Reptile Survey Report (The Ecology Partnership, October 2024), Horizontal Illuminance (Lux) Revision P01 (DFL Lighting Design, October 2024) and Lighting Strategy V3.5 (DFL Lighting Design, August 2024).
- 6.91 These documents are the same as considered under the previous application DC/24/1699, where the Council's ecologist raised no objection in February 2025, subject to conditions to secure the recommended mitigation and enhancement measures.
- 6.92 In respect of the current application, the Council's ecologist has raised a holding objection as the previous Ecological Impact Assessment has not been submitted, whilst an updated site walkover is required to ascertain whether there have been any changes to the ecological interest of the site, with particular focus on potential new roosts on trees and mobile species.
- 6.93 An Update Ecological Impact Assessment (January 2026) and a new Ecological Walkover Survey (submitted January 26, undertaken October 2025) have subsequently been provided which outlines that the habitats on site have not materially changed since the previous surveys carried out in 2021 and 2024. The walkover survey identifies that the extent of habitats remain as per when the previous surveys were carried out, and considers the previous survey work to still be valid. This includes consideration of new roost features and mobile species using the site.
- 6.94 The Council's ecologist has been re-consulted on this new information and at the time of writing has not yet provided a response. Officers consider that, in light of the previous no objection from the Council's ecologist in February 2025 and the findings of the site walkover survey that identified no changes to the ecological interest of the site, that matters relating to ecology can be conditioned as per normal practice. In his regard the officer report for the previous application DC/24/1699 stated:

'Whilst there are no records of hazel Dormouse within 2km of the site, the Council's Ecologist recommends that the implementation of the Non-licensed Precautionary Method Statement for Hazel Dormouse in the Technical Response (The Ecology Partnership, January 2024), should be secured by way of condition, as these hedgerows do present suitable Hazel Dormouse habitat potential.

Furthermore, the Precautionary Method Statement for reptiles, and other mobile protected species, set out in the Reptile Survey Report (The Ecology Partnership, October 2024), should also be secured by condition to safeguard the translocation of reptile species in the event of an approval.

Mitigations were also presented in relation to breeding birds in the Breeding Bird Survey (The Ecology Partnership, October 2024).

The site is located within 500m of a number of ponds, and located within the red impact risk zone, indicating that highly suitable habitat is present to support Great Crested Newts. Accordingly an e-DNA report has been submitted, showing negative results, but outlining a Non-Licensed Method of Works for Great Crested Newts during construction works, which would be secured by way of a planning condition.

The proposed development is anticipated to deliver site-specific habitat improvements, along with working practices to secure appropriate precautionary approaches during construction. Subject to appropriate conditions securing appropriate mitigation and an ecological enhancement strategy it is considered that the proposal would satisfy the requirements on HDPF policies 25 and 31 in respect of its effects upon local biodiversity and protected species, and regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).'

- 6.95 Members will be updated with the Council ecologist's formal comments.
- 6.96 In summary, and subject to the formal response from the Council's ecologist, Officers advise that subject to appropriate conditions securing appropriate mitigation and an ecological enhancement strategy [conditions 6, 15 and 37] it is considered that the proposal would satisfy the requirements on HDPF policies 25 and 31 in respect of its effects upon local biodiversity and protected species, and Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).
- Drainage and Flood Risk:**
- 6.97 It is noted that Drainage and Flood Risk Considerations remain unchanged between consideration of DC/24/1699, where they were found to be acceptable, and the current submission.
- 6.98 HDPF Policy 38 requires development to follow a sequential approach to flood-risk, giving priority to sites and layouts which minimise vulnerability to flood risk and the risk of increasing flooding elsewhere. NPPF Paragraph 181 additionally requires a site-specific flood-risk assessment for development on land at risk of flooding, including surface water flooding, and where development would introduce a more vulnerable use.
- 6.99 The updated Environment Agency (EA) Flood Map shows areas beyond the northern site boundary and within a parcel of land located to the west of the red line site area, to be at medium and high risk areas of surface water flooding. As there are no areas of medium or high flood risk within the red line of the current application site which would impact developable areas or site access, no sequential test is required per NPPF paragraph 175. No changes to EA flood risk mapping have taken place since consideration of DC/24/1699.
- 6.100 The application is accompanied by a Drainage Strategy which details surface water would be retained within a two attention basin and a swale located to the north and west of the site. Surface water would then be discharged into two existing water courses on the southern and northern boundaries. The Local Lead Flood Authority (LLFA) have provided a comment within this application raising No Objection to the proposal subject to conditions to secure final details and implementation of sustainable drainage components.
- 6.101 Officers therefore consider that the proposed development would accord with HDPF Policy 38 and meet the requirements of Chapter 14 of the NPPF and the accompanying PPG in respect of site location, applying the sequential approach, and mitigating any impacts of flood risk within the site itself.

Foul Water Capacity

- 6.102 Residents have raised concerns both within DC/24/1699 and this application regarding the capacity for foul water disposal. The submitted Drainage Strategy outlines that the peak foul flow rate from the proposed development has been calculated based on Southern Water's foul sewerage modelling criteria. Southern Water have provided an updated comment (18th December 2025) commented that there is sufficient capacity to facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer as is normal practice.
- 6.103 The proposed site includes a foul pumping station with suitable access to the northern part of the site. The pumping station will pump foul water from the site to Bines Road and the public sewer. Southern Water have outlined that no habitable rooms should be within 15m of the pumping station so as to protect resident's amenity from odour, noise and vibration. It is noted that whilst currently the pumping station compound boundary is located approximately 8m from the nearest dwellings, the location 'wet well' would achieve this prescribed 15m buffer. In order to secure the amenity of future residents it is considered appropriate to secure final details the pumping station's access, housing, enclosure and any necessary attenuation measures via a suitably worded planning condition.
- 6.104 Appropriate conditions are therefore recommended to ensure that the measures to ensure the surface water drainage measures, including SuDS, are fully implemented. Subject to these conditions the proposal accords with policy 31 of the HDPF and Chapter 14 of the NPPF.

Water Neutrality:

- 6.105 It is noted that application DC/24/1699 was refused due to the failure to satisfactorily demonstrate that water neutrality could be achieved. This is outlined within reason for refusal 1 of DC/24/1699. Since this determination Natural England have formally withdrawn their 2021 Position Statement which introduced the requirement for all new development to achieve water neutrality. This is material change between consideration of DC/24/1699 and the current submission.
- 6.106 Natural England's letter of 31st October 2025 formally withdrawing their 2021 Position Statement cites a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.
- 6.107 To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10th November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.
- 6.108 Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

- 6.109 Accordingly, Officers now consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Contaminated Land:

- 6.110 It is noted that the land contamination considerations remain unchanged between consideration of DC/24/1699, where they were found to be acceptable, and the current submission.
- 6.111 The Council's Environmental Health team has reviewed the submitted Phase 1 Contamination Assessment (dated 28.08.24) and consider that the risks from contamination to future users has now been adequately assessed. However, it is advised that further chemical testing of soils is carried out to confirm the full range of ground conditions across the site. Officers are satisfied that these testing details can be requested as an appropriate pre-commencement condition, which would satisfy the requirements of NPPF para 196 and HDPF policy 24.

Biodiversity Net Gain (BNG):

- 6.112 It is noted that the delivery of BNG remain unchanged between consideration of DC/24/1699, where they were found to be acceptable, and the current submission.
- 6.113 Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.
- 6.114 The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains on unregistered land and significant on-site enhancements will be secured over this period by way of a Legal Agreement.
- 6.115 The Applicant has submitted a Biodiversity Metric which demonstrates a 21% net gain is achievable by way of on-site habitat area improvements, and a 22.95% net gain to hedgerow units on site. A legal agreement would be necessary to secure the maintenance and monitoring of the significant onsite biodiversity gains for the required 30 years.

Minerals and Waste:

- 6.116 It is noted that Matters of Minerals and Waste / Safeguarded land considerations remain unchanged between consideration of DC/24/1699, where they were found to be acceptable, and the current submission.
- 6.117 Under the West Sussex Joint Minerals Local Plan (JMLP July 2018) the site falls within a Brick Clay (Weald Formation) Mineral Safeguarding Area resulting in the sterilisation of approximately some 6.33ha of land, preventing future extraction. Policy M9 (iii) of the West Sussex Joint Minerals Local Plan requires that for non-mineral development (such as residential development), the decision maker must determine whether the overriding need for the development outweighs the safeguarding of the mineral. In addition, the applicant must demonstrate that prior extraction is not practicable or environmentally feasible.
- 6.118 It is acknowledged that there is a relative abundance of Brick Clay in the south east, along with a 25 landbank of material being met by existing operators within the county. The

submitted Minerals Resource Assessment has calculated the approximate volume of mineral which would be sterilised by way of the proposed development, would be small (based on working depth, site area and developed area). Therefore, officers conclude that the local housing need would override the need to secure this site for potential future extraction of Brick Clay. The proposal has additionally been reviewed by WSCC Minerals and Waste who have raised no objection. The proposal therefore satisfies the requirements of Policy M9 (iii) of the West Sussex Joint Minerals Local Plan.

Air Quality and Climate Change

6.119 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The submitted Energy Statement (Oct 2024) includes the following measures to build resilience to climate change and reduce carbon emissions:

- Be Lean: Energy efficient building fabric, glazing, lighting and ventilations
- Be Green: use of Air Source Heat Pumps (ASHP) to provide heating and hot water and solar panels to suitable roof-slopes

6.120 The application site is not located within or close to any of the district's defined Air Quality Management Areas (AQMAs), however, on account of the quantum of development, comprising a 'major' development. The application is accompanied by an Air Quality Assessment (AQA) (by Phlorum Ltd, Oct 2024). The AQA arrives at a total damage cost arising from the proposed development over 5 years as £20,655 and presents a series of proposed mitigation measures to be incorporated into the site, including, EV charge points, cycle storage, travel plan incentives, improvements to cycle path networks, cable-to-broadband to facilitate working from home. The Council's Air Quality Officer has identified a number of discrepancies within vehicle trips requiring a detailed air quality assessment.

6.121 Given this, and that the anticipated mitigation measures are largely policy compliant and represent a duplication of standards, 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. Subject to this condition the application will suitable reduce the impact of the development on climate change and Air Quality impact, in accordance with local and national policy.

Other Matters:

6.122 A public representation has raised concerns that the proposal, and creation of the site access, would result in a breach of the Hedgerow Regulations 1997. It is noted that the removal of the proposed hedgerow would not be a breach of Hedgerow Regulations 1997 where the works would be in accordance with planning permission. As such, should permission be granted, the proposal would not breach the Hedgerow Regulations 1997.

S106 Agreement and Community Infrastructure Levy (CIL):

6.123 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development.

6.124 HDPF Policy 39 requires new development to meet additional infrastructure requirements arising from the new development. The provision of affordable housing must be secured by way of a Legal Agreement, as would contributions to infrastructure and off-site improvements including sustainable transport commitments and air quality mitigation measures.

6.125 A s106 legal agreement to secure the obligations necessary to make this application acceptable in planning terms is currently being drafted. The headline obligations are to include the following:

- 45% Affordable Housing (55 units)
- Travel Plan Monitoring
- Bus waiting facilities (bus shelters, real-time passenger information)
- Widened footway between site access point running northwards to High Street
- Crossing points (dropped kerbs and tactile paving) across Locks Lane, Bines Road (in proximity of Star Lane Industrial Estate and Bine Road adjacent to High Street)
- Extended street lighting along Bines Road to take-in the proposed access point and continue northwards until it meets the existing street lighting on the old railway bridge
- Securing Public Open Space and details of Play Areas
- Access to the Bridleway_1864, and Bridleway 2372_2 (Downs Link)
- Linking path within the site between that accords with WSCC bridleway standards
- Financial contributions to secure mitigations and repair of Bridleway_1864
- Best Endeavours to secure link from the site to Lock Lane bridleway (across third party land)
- On site BNG measures

Conclusions and Planning Balance:

6.126 In accordance with planning law, the starting point for the assessment of this proposal is to consider whether or not it accords with the provisions of the adopted development plan (comprising the HDPF and West Grinstead Neighbourhood Plan (WGPN)). The site is not allocated for housing development in the HDPF or the WGPN, therefore in the first instance it must be concluded that the development of the site for housing is contrary to Policies 2, 4, and 26 of the HDPF.

6.127 In acknowledging that, as the Council cannot demonstrate a 5 year housing land supply, paragraph 11(d) of the NPPF is engaged, directing Local Authorities to approve development unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ 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 in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹

6.128 Application DC/24/1699 previously considered limb (i) to be engaged due to the failure to satisfactorily demonstrate water neutrality. Given recent changes to water neutrality, following Natural England's withdrawal their 2021 Position Statement, it is no longer necessary for applicant to demonstrate bespoke solutions to water neutrality. 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. The proposal is therefore not considered to trigger NPPF Paragraph 11, limb 11(d)(i), meaning the application is to be considered under the 'tilted balance'.

6.129 NPPF Paragraph 14 outlines the continued relevance of Neighbourhood Plans in situations where the presumption of favour or 'tilted balance' applies. Paragraph 14 states:

'in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with

the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).'

- 6.130 Whilst the West Grinstead Neighbourhood Plan (WGNP) was formally made in 2021 and now forms part of the adopted development plan for Horsham District, it does not allocate sites to meet its identified housing need. Nor does the WGNP control windfall development outside BUAB and allocations. Whilst the WGNP is not yet over five years old, it is relevant to note that these matters mean the protections afforded to Neighbourhood Plans in paragraph 14 of the NPPF do not apply.
- 6.131 In terms of benefits, the proposal would provide for 101 homes, including a level of affordable housing which exceeds the current policy requirements. Furthermore, subject to conditions and a legal agreement, key matters including impact on highway safety and capacity, ecology, heritage, flood risk and drainage, and sustainably/climate change are judged to be acceptable. Some economic benefit would be provided from construction jobs and activity, whilst the proposal includes significant on-site BNG improvements. Officers note that the proposed development can achieve suitable vehicular, pedestrian and cycle access, and furthermore would deliver cycle and pedestrian links to the village of Partridge Green that help to prioritise these modes of transport. This includes a cycle link to allow users of the Downs Link to avoid needing to cycle on Bines Road. The proposal is also considered to accord with the SDPAN 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.
- 6.132 It is additionally noted that the application site was not selected for allocation within the draft HDLP (eLP), siting the capacity of infrastructure and impact on the settlement pattern. This assessment was based on a larger site promotion for some 206 homes, double the current proposal. Having regard to the evidence base and site assessments, and the current status of the HDLP including the requirement to identify further housing sites to meet future need, Officers advise that this development, accumulative with the other three sites recently granted permission in the village is not beyond the capacity of Partridge Green as a 'medium village' in the settlement hierarchy.
- 6.133 In addressing the planning balance, officers advise that the site would be capable of integrating robust and defensible landscape buffers and boundaries, thereby reducing the degree of landscape harm with generous landscaped edges to the site, thereby retaining the existing field boundaries and not undermining its relationship with the adjoining landscape and existing settlement edge.
- 6.134 Officers acknowledge the significant benefits of the development, in light of the Council's significant housing land supply shortfall. It is not considered that any harms attributed to the proposal would 'significantly and demonstrably' outweigh these benefits. The application is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Residential	9888.4 (exact figure tbc)	0	9888.4
		Total Gain	9888.4
		Total Demolition	0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 To approve full planning permission subject to no objection from the Council's ecologist, appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

Conditions

1. **Approved Plans**

2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Pre-Commencement Condition:** Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (06/11/2025 Rev D with appendices) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy 38.

4. **Pre-Commencement Condition:** The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:
- (a) Details of site management contact details and responsibilities;
 - (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - i. location of site compound,
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),

- iv. location of site access points for construction vehicles,
 - v. location of on-site parking,
 - vi. locations and details for the provision of wheel washing facilities and dust suppression facilities
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

5. **Pre-Commencement Condition:** The development hereby permitted shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
- a) An intrusive site investigation scheme, based on Land Science Phase 1 Assessment, to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
 - b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

6. **Pre-Commencement Condition:** No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework

7. Pre-Commencement Condition:

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [,] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

- 8. Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9. Pre-Commencement Condition:** No development shall commence until full details of the proposed means of foul drainage disposal, including suitable pumping station access arrangements, plant housing, timetable for delivery, and noise, vibration and odour attention features sufficient to ensure the amenity of neighbouring dwellings, have been submitted to, and approved in writing by the Local Planning Authority. The means of foul/surface water drainage disposal, including the pumping station, shall be completed in accordance with the submitted details and be retained as such thereafter.

Reason: To ensure the development achieves a high standard of foul water drainage without unacceptable impacts to the amenity of neighbouring residents.

- 10. Pre-Commencement Condition:** No part of the development shall be commenced until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved planning drawings.

Reason: In the interests of road safety.

- 11. Pre-Commencement Condition:** No part of the development shall be commenced until visibility splays of 4.0 metres by 127 metres (northbound/leading traffic direction) and 4.0m by 103 metres (southbound/trailing traffic direction) have been provided at the proposed site vehicular access onto Bines Road in accordance with the approved planning drawings. Once

provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

12. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13. **Pre-Commencement Condition:**

A) No development (including site clearance, demolition, excavation, foundation works, or the installation of services) shall take place until an Arboricultural Supervision and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall include:

- i) The name, qualifications, and professional accreditation of the appointed Arboriculturist (who shall be suitably qualified and experienced);
- ii) The scope of arboricultural supervision, including all works within or adjacent to Root Protection Areas and any tree protection measures;
- iii) A schedule of regular site inspections, to include as a minimum:
 - A pre-commencement site visit;
 - Visits at key stages of the development (including installation of tree protection, excavation works, and any works within Root Protection Areas);
 - Ongoing monitoring visits at intervals appropriate to the scale and nature of the development; and
 - A final post-construction inspection.
- iii) Details of the matters to be inspected at each visit and the method for identifying and addressing any non-compliance or tree-related risks.

The appointed Arboriculturist shall undertake the approved supervision and shall submit written inspection reports to the Local Planning Authority within 10 working days of each site visit. Each report shall include:

- The date of the visit;
- Works observed;
- An assessment of compliance with approved tree protection measures;
- Any instances of non-compliance or potential harm to retained trees; and
- Recommended corrective actions and timescales.

All development shall be carried out in full accordance with the approved Arboricultural Supervision and Monitoring Plan and any recommendations or remedial actions identified in the submitted reports, unless otherwise agreed in writing by the Local Planning Authority.

- B) This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development to its completion.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in the interests of visual amenity, biodiversity, and environmental sustainability in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until the details of proposed planting along the southern and western boundaries, considered suitable as areas for advance planting, have been submitted to and approved in writing by the Local Planning Authority. Confirmation of the delivery of these landscape works shall be submitted to and approved, in writing, by the Local Planning Authority prior to the occupation of any dwelling hereby approved.

Reason: To ensure identified adverse visual effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Impact Assessment (The Ecology Partnership, January 2026), Bat Activity Survey (The Ecology Partnership, October 2024), Breeding Bird Survey (The Ecology Partnership, October 2024) and Reptile Survey Report (The Ecology Partnership, October 2024) has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Layout shall include the following:
- a) Detailed designs or product descriptions for biodiversity enhancements; and
 - b) Locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.”

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

16. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Pre-Commencement (Slab Level) Condition** No development above ground floor slab level of dwellings / plots 1, 13 to 19, 38, 39, 40, 41, 42, 43, 44 and 45, as shown on Proposed Site Layout PL-02 P6 shall commence until a scheme of noise mitigation, including mechanical ventilation sufficient to prevent overheating and maintain thermal comfort within these dwellings / plots has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, performance details and a glazing plan sufficient to ensure noise levels do not exceed NR30 at night in all plots identified as requiring mitigation. The overheating assessment shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used

and CIBSE TM49 modelling requirements have been suitably considered [including consideration of DSY 2] as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall also include performance details and a glazing plan sufficient to achieve the habitable room and amenity space standards as detailed in BS8233:2014, with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax}.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18. **Pre- Commencement Condition (Slab Level):** Notwithstanding the submitted Air Quality Assessment, the development hereby approved shall not commence until an appropriate detailed air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority and shall be implemented in full accordance with the agreed timetable.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

19. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to that dwelling.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

20. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- a) Details of all existing trees and planting to be removed and retained
- b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

- c) Coordination of planting plans with ecological mitigation, compensation and enhancement measures set out in the Ecological Impact Assessment by Ecology Partners, dated October 2024.
- d) Details of all hard surfacing materials and finishes.
- e) Details of all boundary treatments
- f) Details and specification of all internal paths, including sections where appropriate.
- g) Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage
- h) Details of the allotments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

22. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional’s Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

In addition, the design shall be based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, and include:

- 3000Kelvin or warmer
- 500 Lumens or below
- Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
- Horizontally mounted luminaires with no light output above 90° and/or no upward tilt

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

23. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

24. **Pre-Occupation Condition:** No occupation of the development hereby permitted shall take place until a Veteran Tree Management Plan (VTMP) has been submitted to and approved

in writing by the Local Planning Authority. The approved VTMP shall be implemented in full prior to first occupation and shall thereafter be retained and managed in accordance with the approved details for the lifetime of the development. The VTMP shall include, but not be limited to, the following:

a) Veteran Tree Buffer Zones - All veteran trees shall be retained, and minimum buffer zones shall be clearly defined in accordance with current best practice guidance for veteran tree management. The buffer zones shall be permanently protected by post-and-rail fencing or other approved means to restrict access and prevent soil compaction, changes in ground levels, or other potentially damaging activities.

b) Restriction of Use- Veteran tree buffer zones shall not be used, laid out, or managed as amenity or recreational space and shall be excluded from public access. No paths, seating, play equipment, lighting, or other infrastructure shall be installed within these areas, other than those which have been approved as part of the scheme.

c) Interpretive Signage - Interpretive signage shall be installed at appropriate locations adjacent to the veteran tree buffer zones. The signage shall explain the ecological and arboricultural importance of veteran trees, the purpose of the buffer zones, and the need for access restrictions. This measure shall also assist in addressing duty-of-care considerations under the Occupiers' Liability Acts 1957 and 1984, particularly in relation to future residents' perceptions of risk associated with large veteran trees.

d) Long-Term Management and Maintenance - Details of long-term management responsibilities, inspection regimes, and maintenance of fencing and signage shall be provided. The veteran tree buffer zones shall be retained and managed in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the long-term protection, health, and ecological value of veteran trees, to prevent post-development damage arising from soil compaction and inappropriate use, and to ensure compliance with Policy 33 of the Horsham District Planning Framework, which seeks to protect important landscape features and trees of arboricultural and ecological value.

25. **Pre-Occupation Condition:** The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38

26. **Pre-Occupation Condition:** Prior to occupation a final verification report shall be submitted to and approved in writing by the Local Planning Authority which confirms that all the works

which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under condition 17 above have been completed. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27. **Pre-Occupation Condition:** The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

28. **Pre-Occupation Condition:** No part of the development shall be commenced until plans showing details of the internal road(s), footways, cycleways and casual parking areas serving the development have been submitted to and approved by the Local Planning Authority after consultation with the Highway Authority.

Reason: To secure satisfactory standards of access for the proposed development.

29. **Pre-Occupation Condition:** No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

30. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided and made available for use. Cycle parking facilities serving dwellings shall be provided within the garage or side or rear garden for that dwelling, cycle parking facilities serving the apartment block (plots 13-19) shall be constructed and made available for use in accordance with approved drawing number PL-41 P2. The facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

31. **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling. The refuse and recycling facilities serving dwellings shall be provided within the garage or side or rear garden for that dwelling. The refuse facilities serving the apartment block (plots 13-19) shall be constructed and made available for use in accordance with approved drawing number PL-41 P2. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

32. **Pre-Occupation Condition:** Prior to the first occupation of any part of the residential development hereby permitted, details of any air source heat pumps, including their location, design, size, specification and noise levels shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be implemented in full accordance with the approved details

Reason: To ensure a satisfactory development and in the interests of neighbour amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)

33. **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38.

34. **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority 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).

35. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

36. **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

37. **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Technical Response (The Ecology Partnership, January 2024), Ecological Impact Assessment (The Ecology Partnership, January 2026), Bat Activity Survey (The Ecology Partnership, October 2024), Breeding Bird Survey (The Ecology Partnership, October 2024), Reptile Survey Report (The Ecology Partnership, October 2024), Updated Ecological Walkover Survey (January 2026), Horizontal Illuminance (Lux) Revision P01 (DFL Lighting Design, October 2024) and Lighting Strategy V3.5 (DFL Lighting Design, August 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles, and other mobile protected species, in Sections 5.5 to 5.16 of the Reptile Survey Report (The Ecology Partnership, October 2024), which avoids impacts on protected species.

This shall include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Informatives

1. Hard and Soft Landscaping

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals (including SuDS, play areas, etc). Such details to include cross sections where necessary
- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

2. Landscape Management and Maintenance Plan

A Landscape Management and Maintenance Plan is a site-specific strategy that demonstrates how the site will be managed and maintained in order to fulfil the original intentions of the applicant and guarantees that the scheme and the retained landscape and ecology structures are maintained and improved for the lifetime of the development. A guidance note to content and layout can be found [here](#).

The applicant is advised that we recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed waterbodies, wetland, woodland, ditches, hedgerows and proximity to AW and the protection of their ecological features.

Alternative methods for weeding should be considered and specified, such as hot foam or hot water systems, steel brushing in combination with acetic acid spraying, electronic control systems, as well as hand weeding by careful digging or selective scything.

Note to Application

The applicant is advised that this decision does not officially endorse the wider site masterplan document submitted with the application given the wider masterplan includes development that would be subject to separate planning consent. It has however been taken into consideration in the determination of this application insofar that the Council is satisfied that the proposed uses within the masterplan would likely not prejudice the operation of the current proposals, and vice versa.