



Horsham District Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to the west of Bines Road, Partridge Green

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Oliver

Company Name

Croudace Homes Limited

Address

Address line 1

C/O ECE Planning

Address line 2

64-68 Brighton Road

Address line 3

Town/City

Worthing

County

West Sussex

Country

United Kingdom

Postcode

BN11 2EN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Carnell

Company Name

ECE Planning

Address

Address line 1

64-68 Brighton Road

Address line 2

Address line 3

Town/City

Worthing

County

West Sussex

Country

United Kingdom

Postcode

bn11 2en

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

6.30

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

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

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Field

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☒ Yes

☐ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Type:

Windows

Existing materials and finishes:

n/a

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Type:

Doors

Existing materials and finishes:

n/a

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

n/a

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Type:

Vehicle access and hard standing

Existing materials and finishes:

n/a

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Type:

Lighting

Existing materials and finishes:

n/a

Proposed materials and finishes:

Please refer to Design and Access Statement and detailed elevations

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

DAS - ECE Architecture dated November 2025

List of submitted plans in covering letter

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to planning statement, DAS and Transport Assessment

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

245

Difference in spaces:

245

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

161

Difference in spaces:

161

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes

☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

☒ Yes

☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

20.06

Please provide the date the onsite pre-development biodiversity value was calculated

26/03/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

This was the metric which supported (and was accepted) as part of the previous application. There has been no change to the site since this was calculated.

When was the version of the biodiversity metric used published?

21/02/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

BNG Metric

Document/Plan:

Other (please specify)

Please specify:

BNG Report

Document name/reference:

BNG Report - Land west of Bines Road

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☒ Yes

☐ No

Please provide details

Veteran Trees

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see FRA and drainage strategy

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Please refer to detailed layout

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☒ Social, Affordable or Intermediate Rent
- ☒ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

<div><div>Housing Type:</div><div>Flats / Maisonettes</div><div><div>1 Bedroom:</div><div>2</div></div><div><div>2 Bedroom:</div><div>0</div></div><div><div>3 Bedroom:</div><div>0</div></div><div><div>4+ Bedroom:</div><div>0</div></div><div><div>Unknown Bedroom:</div><div>0</div></div><div><div>Total:</div><div>2</div></div></div>	<div><div>Housing Type:</div><div>Houses</div><div><div>1 Bedroom:</div><div>0</div></div><div><div>2 Bedroom:</div><div>11</div></div><div><div>3 Bedroom:</div><div>24</div></div><div><div>4+ Bedroom:</div><div>18</div></div><div><div>Unknown Bedroom:</div><div>0</div></div><div><div>Total:</div><div>53</div></div></div>
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Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	2	11	24	18	0	55

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

<div><div>Housing Type: Flats / Maisonettes</div><div>1 Bedroom: 6</div><div>2 Bedroom: 0</div><div>3 Bedroom: 0</div><div>4+ Bedroom: 0</div><div>Unknown Bedroom: 0</div><div>Total: 6</div></div>
<div><div>Housing Type: Houses</div><div>1 Bedroom: 0</div><div>2 Bedroom: 15</div><div>3 Bedroom: 11</div><div>4+ Bedroom: 0</div><div>Unknown Bedroom: 0</div><div>Total: 26</div></div>

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	6	15	11	0	0	32

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
3	
3 Bedroom:	
7	
4+ Bedroom:	
4	
Unknown Bedroom:	
0	
Total:	
14	

Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	3	7	4	0	14

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	101
Total existing residential units	0
Total net gain or loss of residential units	101

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE/24/0037

Date (must be pre-application submission)

21/06/2024

Details of the pre-application advice received

The pre-application site is located beyond a defined built-up area boundary in a location which would not be supported by existing or emerging development plan policy. The spatial housing policies of the existing development plan, however, cannot be accorded full weight by reason of the Council's 5-year land housing supply position. It is considered that the proposed development is capable of achieving compliance with a number of criteria outlined within the Council's Facilitating Appropriate Development document, with the key consideration deemed to be whether the development is contained within an existing defensible boundary and maintains the landscape character features of its respective setting. In this regard some concerns are held as to the likely landscape effects of the prospective development given the extent of projection westwards of Bines Road and the protrusion of urbanising effects into the countryside, with the development artificially truncating 2/3rds through what is currently an open field, thereby not sitting within a defensible boundary. I also have further concerns that the density of the proposals and the inclusion of apartment blocks would be out of character in this rural location which is somewhat detached visually from the village of Partridge Green. Consideration should therefore be given to removing the apartment blocks and reducing the scale/height of the dwellings towards the western part of the site to create a less urbanising impact. Full and detailed consideration of the likely landscape effects of the proposed development, though, can only be achieved with regard to a completed Landscape and Visual Assessment, which is currently unavailable. The Council will expect to see the applicants detailed approach to Water Neutrality at applications stage, understanding that this could have ramifications as to the application of the tilted balance under NPPF Paragraph 11d, also of material significance to the potential acceptability of the prospective development in principle. Failure to provide a detailed and secured water neutrality strategy will mean the NPPF 11d tilted balance will be disengaged in decision making. In advance of a prospective submission it is expected that the applicant takes account of the advice contained within this report in respect of matters of layout, design, biodiversity net-gain, housing mix, parking and highway design.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Priors Byne Farm

Number:

Suffix:

Address line 1:

Bines Road

Address Line 2:

Town/City:

Partridge Green

Postcode:

RH13 8EQ

Date notice served (DD/MM/YYYY):

21/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

County Hall

Address Line 2:

Town/City:

Chichester

Postcode:

PO19 1RQ

Date notice served (DD/MM/YYYY):

21/11/2025

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Paul

Surname

Carnell

Declaration Date

21/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Chris Barker

Date

21/11/2025