

19 November 2025

Horsham District Council
Planning Department
Albery House
Springfield Rd
Horsham

PC/Let/P2199ii

Dear Sir / Madam

Ref: Planning Application at Land West of Bines Road, Planning Portal reference PP-14454428

This covering letter supports an application for the following development at Land West of Bines Road, Partridge Green, Horsham, made on behalf of our clients Croudace Homes Limited:

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

The application is a resubmission of application reference DC/24/1699. This application was refused on 29/08/2025 on the grounds of failure to demonstrate the application would be water neutral and the absence of an appropriate Section 106 legal agreement. The applicant has appealed the decision, and this is now live under reference APP/Z3825/W/25/3373144.

The removal of Natural England’s position statement on water neutrality represents a material change in circumstances in relation to the proposed development. The officer’s report for application DC/24/1699 was clear that the application was considered acceptable on all other matters aside from water neutrality. We are therefore re-submitting the previous application to Horsham for determination in the absence of the need to demonstrate water neutrality.

All supporting drawings and documents have been updated to reflect the original application as it was at the time of determination, taking into account all comments received from the Council and its advisors during the course of the consultation phase.

We trust that this resubmitted application can be dealt with relatively swiftly within the statutory time limit given the material planning matters have previously been considered and found acceptable. It is the applicant’s intention to withdraw the planning appeal following a positive determination of the application.

The table below sets out the complete set of submitted drawings and reports.

Managing Director
Chris Barker MATP MRTPI
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ECE Planning Ltd
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Drawings	
Drawing Name	Drawing Number
Location plan	7034 - PL01
Proposed Site Plan	PL-02 REV P6
House Type A2780M – Plots 47, 48, 49, 50, 55, 56, 58, 59, 89, 90	PL-20 REV P2
House Types A3711M-A2708M – Plots 30, 31, 34, 35, 60, 61	PL-21 REV P1
House Types A3710-A2708M – Plots 42, 43, 44, 45	PL-22 REV P1
House Type A3710M – Plots 32,33, 40 ,41 ,79, 80	PL-23 REV P2
House Type A3711M – Plots 46, 47	PL-24 REV P1
House Type A3710M – Plots 22, 23, 81, 82, 91, 92	PL-25 REV P1
House Type A3710M – Plot 51	PL-26 REV P1
House Type A4714M – Plots 20, 21, 77, 78	PL-27 REV P1
House Type B2009M – Plots 04, 05	PL-28 REV P1
House Type B2009M – Plot 100	PL-29 REV P1
House Type B2009M-A1702M – Plots 74, 75, 76	PL-30 REV P1
House Type B2009M-B3016M – Plots 25, 26, 38, 39, 70, 71, 93, 94	PL-31 REV P1
House Type B3017M-B2009M – Plots 52, 53, 95, 96, 98, 99	PL-32 REV P1
House Type B3015M – Plots 68, 69	PL-33 REV P1
House Type B3016M – Plots 54, 62, 63, 97	PL-34 REV P2
House Type B3017M – Plots 27, 29, 87	PL-35 REV P1
House Type 3017M – Plots 02, 03, 06, 07, 10, 11, 72, 73	PL-36 REV P1
House Type S4025M – Plots 24, 36, 37	PL-37 REV P2
House Type S4029M – Plots 08, 12, 28, 101	PL-38 REV P1
House Type G4032M – Plots, 01, 09, 64, 6, 83, 85, 88	PL-39 REV P1
House Type G5037M – Plots 68, 86	PL-40 REV P2
Apartments and F2005M – Plots 13 - 19	PL-41 REV P2
Garages and Outbuildings	PL-42 Rev P1
Chalet Bungalow – Plots 66, 84	PL-43 Rev B
Street Scenes – Sheet 1	PL-50
Street Scenes – Sheet 2	PL-51
Street Scenes – Sheet 3	PL-52
Street Scenes – Sheet 4	PL-53
Street Scenes – Sheet 5	PL-54
Street Scenes – Sheet 6	PL-55
Landscape Plan	5573_105_I
Lighting Plan	EO-13001

Materials Plan	PL-04P3
Block Plan / Detailed Site Layout	PL-06P3
Tenure Plan	PL-07P5
Parking Plan	PL-09P2
Boundaries Plan	PL-10P2

Documents	
Document Name	Reference
Affordable Housing Need Statement - Marrons	2522477.5 – Sep 24
Air Quality Assessment - Phlorum	12785A – Oct 24
Archaeological DBA - RPS	RPS/00516 – Oct 24
Arboricultural Impact Assessment – Barton Hyett Associates	4621 – Oct 24
Design and Access Statement	Nov 25
Ecology Work from Ecology Partnership comprising: <ul style="list-style-type: none"> • Bat Activity Surveys • Breeding Birds Survey • eDNA report • Reptile Survey • Technical Note – Dormice • EclA • BNG Report • BNG Metric • Technical Response to previous consultation period • HMMP 	Oct 24 / Mar 25 / May 25
Energy Strategy	ST.H.RH13-0 – Oct 24
Flood Risk Assessment and Drainage Plan – Motion	Final D – Nov 25
Heritage Impact Assessment - RPS	Her-00516 – Sep 24
Lighting Strategy – DFL	3321 – P02 Oct 24
Landscape and Visual Impact Assessment (and photomontages) - CSA	CSA/5573/04 – Nov 25
Noise Assessment – Acoustic SE	J3973 – Issue 2 Oct 25
Planning Statement – ECE Planning	P2199ii – Issue Nov 25
Phase 1 Contamination Assessment – Land Science	LS7420 – Aug 24
Minerals Resource Assessment – BPP Consulting	Oct 24

Statement of Community Involvement – Fairthorn	Oct 24
Transport Assessment – PBA	093.0004/HTA/1 – Nov 25
Travel Plan - PBA	093.0004/HTP/1 – Nov 25
Utilities Appraisal	332611433 – Sep 24

We trust that you have everything you need for validation and to determine the planning application within the statutory timescales. We look forward to hearing from you in due course.

Yours sincerely

ECE Planning



Associate Planner

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