

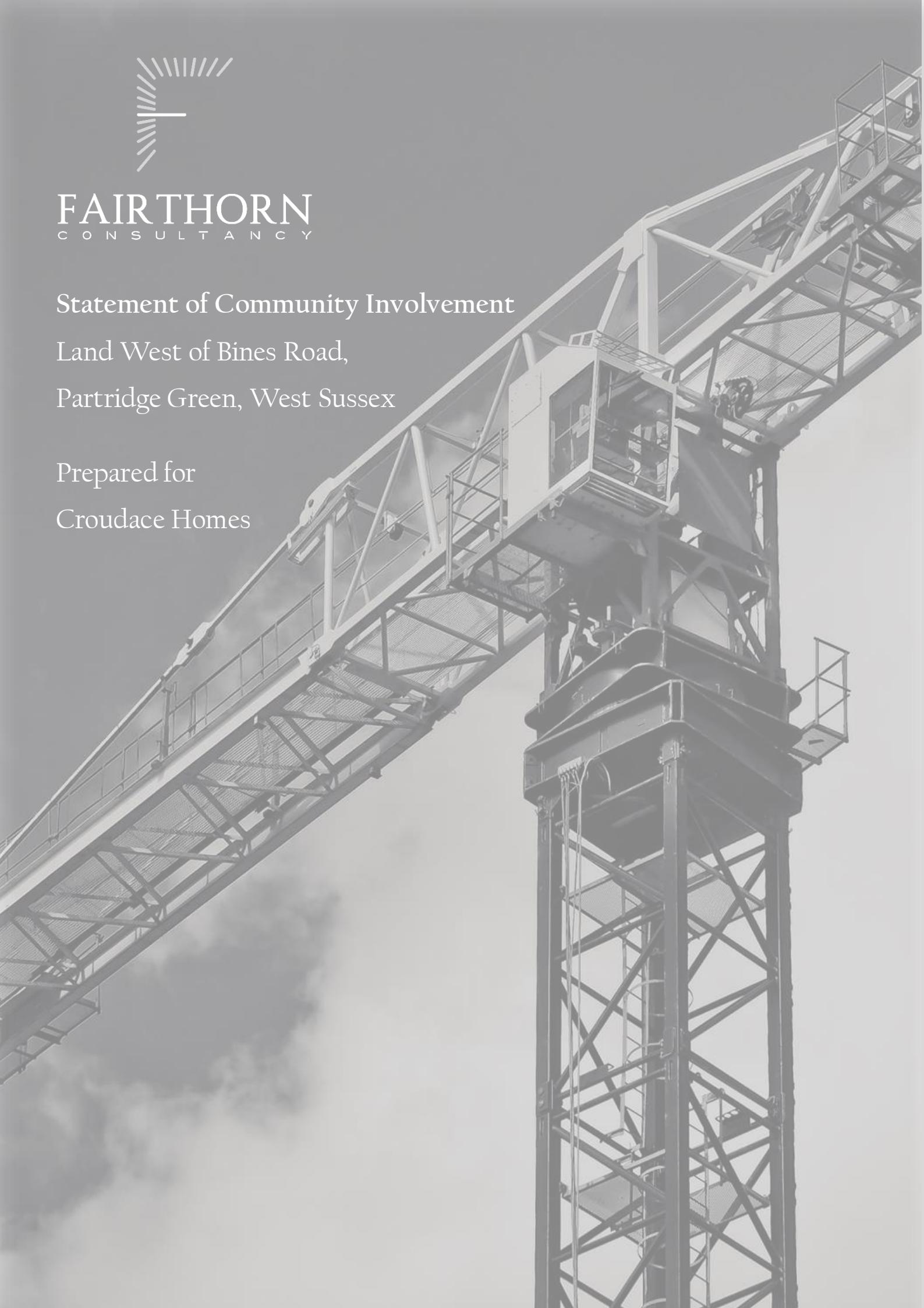


FAIRTHORN
CONSULTANCY

Statement of Community Involvement

Land West of Bines Road,
Partridge Green, West Sussex

Prepared for
Croudace Homes



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Executive summary

Croudace Homes is committed to consulting with the community regarding its proposals for Land West of Bines Road, Partridge Green, West Sussex.

Residents and other important local stakeholders were given the opportunity to give feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a community drop-in session was held on **Thursday 18th April** from **3.30pm to 6.50pm** at St Michael's Church Room, Church Lane, Partridge Green. For those unable to attend, the same materials were displayed online as part of a virtual consultation on the project website, **partridggreen.your-feedback.co.uk**, which was launched on the same day and had a portal where visitors could submit their views by completing a feedback form.

The drop-in event and website were promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their views by **Monday 6th May 2024**. During the consultation period, we received **42** responses. It comprised **27** feedback forms submitted by those who visited the website. There were also **15** forms completed by those who attended the drop-in session.

The feedback included some positive features, such as the need for more housing for local families, and there was support for the importance placed on environmental and sustainability measures. However, there were also a number of respondents opposed to the principle of developing the site, regardless of what the proposals entailed.

Concerns were also raised regarding the development of farmland, the impact on the local road network, and the ability of Partridge Green's infrastructure to accommodate more homes.

It is worth noting that in the event of planning permission being granted, contributions would be made to address the majority of concerns raised, for example, infrastructure improvements.

The project team has carefully reviewed all the feedback received, and the main comments raised have been addressed within this document and the wider material submitted as part of the application. This document also provides a chronological account of the pre-application consultation undertaken and a review of the feedback received.

1. Introduction

- 1.1 Croudace Homes is bringing forward development proposals at Land West of Bines Road, Partridge Green, West Sussex.
- 1.2 From the outset, Croudace has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Croudace brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

2.1.1 The proposal site is located on Land West of Bines Road, Partridge Green, West Sussex. It is 6.3 hectares and on the southwest side of the village, with Lock Lane to its north, and Bines Road to the east. A public right of way runs along the site's northern boundary.

2.1.2 A larger portion of the land under Croudace's control was originally put to Horsham District Council in 2022, where Pre-Application feedback was received on a scheme of 207 units.

2.1.3 Croudace Homes is now proposing a much smaller scheme of 101 dwellings (having initially consulted the community with a draft figure of 105). Of these, 45% would be affordable, exceeding local policy requirements. The project would also deliver many other community benefits, such as recreational space and a children's play area.



The proposal site on Land West of Bines Road, Partridge Green, outlined in red

2.2 Proposals

2.2.1 The applicant recognises that the Horsham district has an urgent need for more affordable housing. The proposed scheme at Partridge Green will provide 45% affordable housing, more than the current adopted policy, which equates to 46 of the 101 of the dwellings proposed. The scheme design also seeks to reflect the character of the local area through utilising several design features to match the local vernacular.

2.2.2 Croudace Homes will also provide a host of other significant benefits including a biodiversity net gain and payments towards infrastructure, with the upgrades including a new pedestrian crossing point in Bines Road. The proposal also features extensive landscaping, informal recreation space, and a children's play area.

2.2.3 The scheme promotes greener travel by delivering cycle storage and electric vehicle charging points. A new cycle connection for users of the Downs Link cycle route will also be created through the site, with a new cycle path between Lock Lane to the north and Bines Road to the south east of the site.

2.2.4 Other refinements to the proposals since our vision was first unveiled include:

- A higher percentage of larger affordable homes is now being provided. This is in response to Council feedback regarding the requirements and needs of those on the housing register in the parish.
- The western boundary of the site has been extended slightly to increase the amount of planting and screening.
- Some of the proposed roads have been realigned to ensure no impact on existing trees.
- There will be an additional attenuation basin at the site's southwest corner.
- Two replacement allotments will be provided to mitigate for the loss of part of the most southerly plot to create the cycle link.

2.2.5 Overall, the applicant aims to deliver a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.

3. Community Engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated 2018, 2019, 2021, and 2023)

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 39 when it states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*

3.1.3 The NPPF goes on to highlight at Paragraph 40 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

3.1.4 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.1.5 Horsham District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Horsham District Council's Statement of Community Involvement document, which was adopted in September 2020. Based on that document, in conjunction with developing the plans, Croudace undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

3.3.1 Croudace felt it was important to engage proactively with key stakeholders regarding its proposals at Partridge Green. As a result, the project team reached out to local politicians shortly before the wider community consultation began. This ensured they had early sight of the proposals ahead of residents raising any queries or comments with them about the scheme.

3.3.2 The stakeholders contacted shortly before the wider public consultation included:

- Leader of Horsham District Council
- Relevant cabinet members at Horsham District Council
- District Councillors for Cowfold, Shermanbury & West Grinstead Ward
- West Sussex County Council division member for Henfield
- West Grinstead Parish Council (which covers Partridge Green)
- Member of Parliament for Arundel and South Downs Constituency

3.4 Wider community engagement

3.4.1 After reaching out to key stakeholders, Croudace launched its wider community consultation on **Thursday 18th April 2024**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and details about the virtual consultation. It also included the freephone information line number and project email address.

3.4.3 A total of **951** copies were sent via Royal Mail first class postage on **Wednesday 3rd April 2024**, and the distribution area included residential and commercial properties.

3.4.4 A map of the distribution area for the flyer is shown overleaf.



A map depicting the community flyer distribution area – the proposal site is marked with the red 'x'

3.4.5 The community flyer contained the following:

- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- Information about Croudace Homes
- Details of the project team's freephone information line and email address

3.4.6 A copy of the flyer can be found in the Appendices.

3.5 Virtual consultation

- 3.5.1 In the wake of the Covid-19 pandemic, Croudace recognises that the way in which community consultations are carried out has fundamentally changed, and hosting a virtual engagement is now considered a vital component of any such exercise.
- 3.5.2 As a result, a virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.
- 3.5.3 The virtual consultation was open for comments on the project's website between **Thursday 18th April 2024** and **Monday 6th May 2024**.
- 3.5.4 The website was hosted at <https://partridggreen.your-feedback.co.uk/>.
- 3.5.5 The information displayed on the website included:
 - Welcome and overview
 - Details about Croudace Homes
 - Background information about the site
 - Details about the proposals, landscaping, and greenspace
 - Information about transport, access, and ecology
 - Key benefits of the scheme
 - Next steps and how to provide feedback

croudacehomes

Consulting the community



The home page of the project website, including the virtual consultation

3.6 Community drop-in session

3.6.1 A drop-in session was held on Thursday 18th April from 3.30pm to 6.50pm at St Michael's Church Room, Church Lane, Partridge Green. This provided the opportunity for residents and other important local stakeholders to find out more about the scheme, meet the project team, and leave feedback, either at the event, or by taking a feedback form and posting it back free of charge.

3.6.2 The event was well attended with around 50 visitors. Regarding the feedback resulting from the drop-in session, this has been evaluated by the project team, and all comments have been recorded in the Community Engagement feedback analysis in Section 4. Meanwhile, the materials exhibited at the event, and on the project website, are contained within the Appendices for reference.



The drop-in session held at Partridge Green on Thursday 18th April 2024

3.7 Dedicated project email address

3.7.1 A specific project email address – mail@your-feedback.co.uk – was set up to receive feedback and answer any queries both during and after the consultation period.

3.8 Freephone 0800 comment facility

3.8.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** – was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Community Engagement

4.1 Feedback

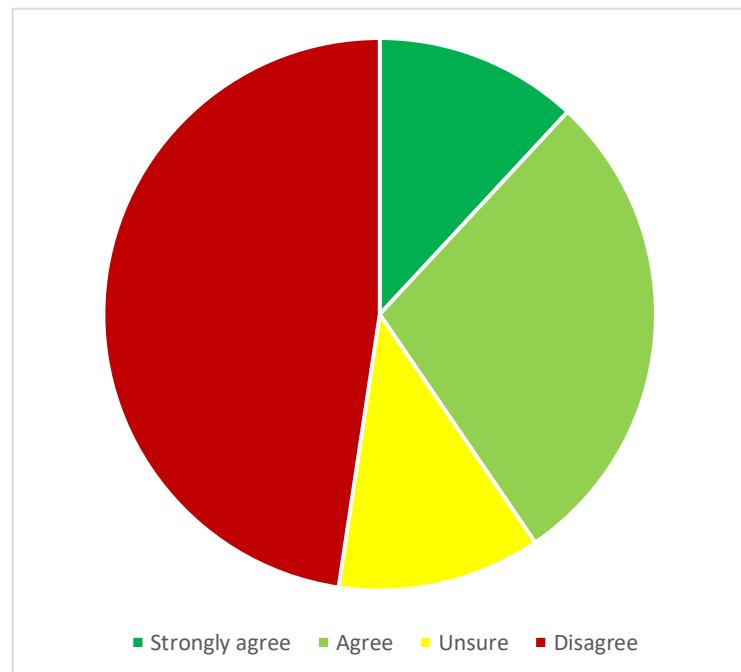
The community consultation generated **42** items of feedback. It included **27** forms submitted via the project website, and **15** completed at the drop-in event or returned by post free of charge. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.

The first question we asked on the feedback form was:

Q1: We propose to deliver 45% affordable housing at our Partridge Green scheme – do you feel there is an unmet need for affordable homes?

The project team acknowledges that **48%** of respondents disagreed with this statement, but more than half took a different view, and **40%** either agreed or strongly agreed, so views were mixed.

Strongly agree:	5	12%
Agree:	12	28%
Unsure:	5	12%
Disagree:	20	48%
Total replies:	42	



The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows:

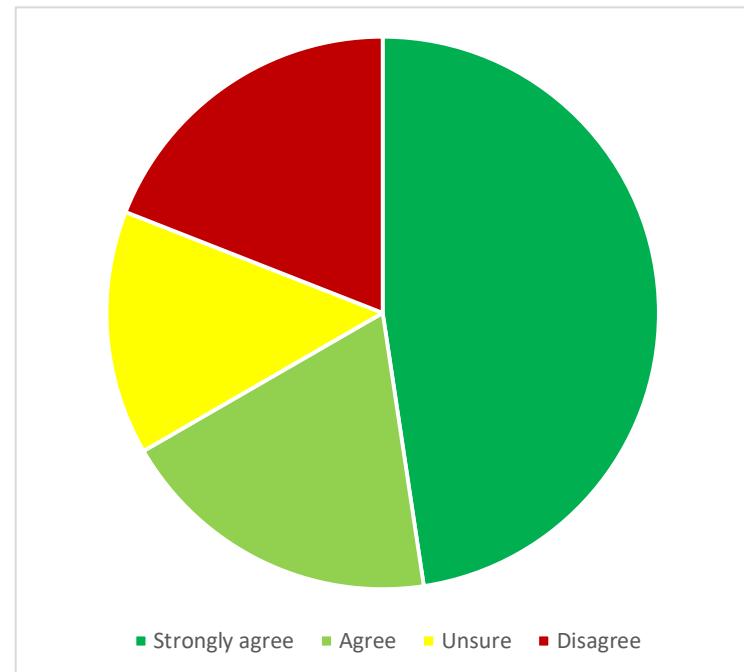
Issue	Frequency of being raised
More homes are not needed in Partridge Green	8
Concerns the “affordable” homes will not be affordable	5
More affordable homes are needed in Partridge Green	4

Enough housing is already being built so more properties are not needed	4
Against greenfield development	3
Local infrastructure cannot support more homes	2
There are already other housing schemes pending in Partridge Green which will meet the need	2
Affordable housing should be delivered in towns and cities instead	2
Smaller homes are needed more than large executive housing	2
Partridge Green's population has declined by 10 per cent because too few homes are being provided	1
More homes are needed for young families	1
General opposition to the scheme without giving any reasons	1
A higher percentage than 45% affordable housing is needed	1
Development will generate too much traffic	1
Would like to see a long-term management commitment regarding the affordable homes to ensure they are well run and maintained	1
Affordable housing is only being offered as a subterfuge to gain planning permission	1
Against the loss of any farmland	1
Development will worsen the risk of flooding	1
As there are no jobs in Partridge Green, affordable housing should be built elsewhere, nearer to where the jobs are located	1
Would like guarantees that 45% affordable housing will be delivered	1
Homes should only be sold to existing villagers	1

Q2: Do you feel it's important to include sustainability and biodiversity measures in our plans?

Generally, the feedback was positive, with **67%** of respondents agreeing, of which **48%** strongly agreed. Meanwhile **14%** of those who replied were unsure and **19%** believed sustainability and biodiversity measures were unimportant. Further data is shown overleaf.

Strongly agree:	20	48%
Agree:	8	19%
Unsure:	6	14%
Disagree:	8	19%
Total replies:		42



The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows. In many cases, they ticked the box for 'strongly agree' but then left no further comments.

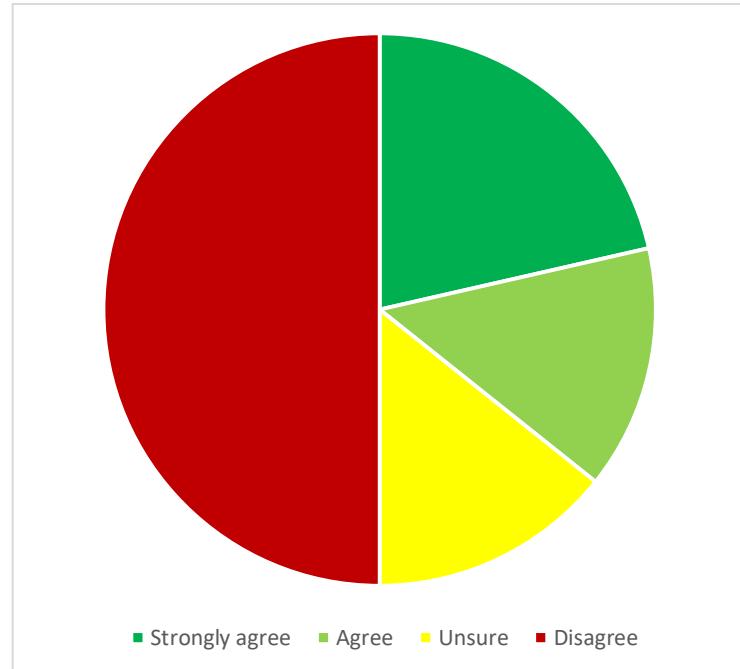
Issue	Frequency of being raised
Building on the site will not promote biodiversity	9
Proposals will damage the environment	4
Would like the site to be retained as farmland	4
Development will increase the risk of flooding	3
Do not believe biodiversity improvements will be delivered	3
All new homes should have solar panels	2
General opposition to the scheme without citing any reasons	2
Protecting the environment is important	1
Unclear how biodiversity improvements will be delivered	1
Air source heat pumps should be used	1
Unclear how the nitrates issue of water neutrality will be resolved	1
Would like to see a commitment to Net Zero development	1
Providing cycle storage is just "window dressing"	1
Concerns the development will add to air pollution	1
If 105 homes are being built, that's likely to mean 210 more cars	1
Would prefer brownfield sites to be developed	1

Q3: As part of our landscaping and infrastructure improvements, we are considering providing a footpath link to The Downs Way – do you think that would be useful?

Regarding this question the feedback was divided, with **50%** of respondents disagreeing, while **36%** either agreed or strongly agreed. The remaining **14%** were unsure.

Strongly agree:	9	22%
Agree:	6	14%
Unsure:	6	14%
Disagree:	21	50%
Total replies:	42	

The project team then looked into the comments in more detail and all the issues raised by respondents have been catalogued in the table that follows:



Issue	Frequency of being raised
The footpath wouldn't be used and would be a waste of money	4
Unclear from the plans how footpaths would link to The Downs Way	3
Current footpath network is adequate and no changes are needed	3
If the footpath goes through the new development, then it won't be very attractive	2
Adding a footpath does not make the whole scheme acceptable	2
Would need to know more about the management of the footpath	2
Would like to see improved footpath links to the village centre	1
A footpath link to The Downs Way would be welcome, but not a cycle path	1
The proposed route has not been given enough thought	1

Footpaths and cycle paths would keep pedestrians and cyclists off the roads	1
Do not want more people to use The Downs Way, especially dog walkers early in the morning, as they make too much noise	1
The Downs Way is in poor condition and needs renovating	1
There would not be sufficient land to provide the suggested link	1
The Downs Way should be rerouted through the development	1
The only reason more footpaths would be needed is because the increase in traffic linked to this development would make it unsafe for pedestrians in the village	1
A footpath to The Downs Way would be useful	1
Against the loss of any farmland	1
Development will increase the risk of flooding	1
General opposition to the scheme without citing any reasons	1
Footpath doesn't seem to deliver any significant benefits	1
Opposed to the new footpath without citing any reasons	1
Query if a footbridge would be needed to provide the link	1

Q4: Do you have any further comments about our scheme?

As this question was an invitation for residents and other important stakeholders to cover any points not already raised, these responses were not grouped into categories as with the previous three questions. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is detailed in the table below:

Issue	Frequency of being raised
Would like the site to be retained as farmland / countryside	10
There is a shortage of capacity for doctors and dentists	6
The scheme will damage the character of Partridge Green	6
Concerns the sewerage network will be unable to cope	5
Proposals will harm the environment	4
Public transport in Partridge Green is inadequate	4
Development will generate too much traffic	4
The new residents would all have to commute as there are no jobs in Partridge Green	3
More school places will need to be provided	2
General opposition to the scheme without citing any reasons	2
Local road network would be inadequate for the development	2
General support for the development	2
There is extensive wildlife on the proposal site that would be lost	2
Unclear how the nitrates issue of water neutrality will be resolved	2
Vehicular access to the site should be provided further away from the village centre	2
The site is outside the village and shouldn't be developed	1
More homes are needed for young families	1
Concerns that the new homes will not be "affordable"	1
The site should be part of a National Park	1
The proposals are attractive and well thought out	1
There are inadequate water supplies for new homes	1
The homes need to be a "sensible" price	1

Starter homes are needed, rather than executive housing	1
Want to ensure promises on affordable housing are kept	1
The developer must repair any damage to Bines Road caused by the number of trucks likely to be coming and going from the site	1
New homes should only be sold to villagers	1
Enough homes are already being proposed for Partridge Green	1
All contractor parking must be contained within the site, with no overspill into the rest of the village	1
Concerns where the building spoil from the scheme will be dumped	1
No major concerns about the scheme coming forward	1
Concerns that the development will create light pollution	1
More housing is not needed in Partridge Green	1
Local infrastructure cannot accommodate more homes	1
Without new homes, Partridge Green will “die out”	1
Scheme could present the opportunity to upgrade local infrastructure, such as the sewer network	1
Would prefer to see brownfield sites developed instead	1
Proposals are “unimaginative”	1
Development would be too large	1
Would like to see a 20mph speed limit in Partridge Green	1
Suggestion to include allotments in the scheme	1
The development would help to fill vacant school places	1
Development will increase the risks of flooding	1
Scheme is in contravention of the neighbourhood plan	1
The development is not needed	1

4.2 Response to comments

- 4.2.1 All comments received during the process have been reviewed and the project team has attempted to respond to the most recurring themes that have been raised.
- 4.2.2 The project team noted that there was support for the emphasis placed on sustainability measures proposed in the plans, along with the need for new housing, especially affordable homes. However, there were also a number of respondents who were opposed to the principle of developing the site, regardless of what the proposals entailed.
- 4.2.3 Concerns were also raised regarding the impact on the local road network, and the ability of Partridge Green's infrastructure to accommodate more homes including school and health surgery places. It is worth noting that in the event of planning permission being granted, contributions would be made towards local infrastructure improvements, helping to address these issues.
- 4.2.4 The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the exhibition boards

HIGH-QUALITY HOMES IN PARTRIDGE GREEN

Affordable housing and play space at a sustainable location

Consulting the community

High-quality housebuilder Croudace Homes is seeking to develop Land West of Bines Road in Partridge Green, West Sussex.

Sustainability and high-quality is at the forefront of our vision. Our expertly designed homes are designed by experienced professionals using high quality materials, fixtures and fittings.

There will also be a net gain in biodiversity and promotion of green travel, including cycle storage, and electric vehicle charging points.

Regarding housing, we are proposing 105 dwellings including 47 that will be affordable, comprising 45% of the total scheme, which is above current local policy requirements.

Before submitting our planning application, we wanted to consult residents and other important local stakeholders about our scheme, so we can consider this feedback within our design.

We are holding a community drop-in session from **3:30pm to 6:50pm on Thursday 18th April 2024** at **St Michael's Church Room, Church Lane, Partridge Green, Horsham, West Sussex RH13 8JW**.

For those unable to make the event, we are also displaying the same materials that will be shown at our exhibition on our project website - partridgeguard.your-feedback.co.uk - and comments can be left up until **Monday 6th May 2024**.



Our site – Land West of Bines Road, Partridge Green – is shown by the red line

Our exhibition

Along with our upcoming community drop-in session, our online consultation can be viewed at partridgeguard.your-feedback.co.uk and will be open for comments between **Thursday 18th April to Monday 6th May 2024**.

For those without internet access, please contact us via the details in the box below to register your views, and we can post printed copies of our plans to you for free on request.

Contact us

 partridgeguard.your-feedback.co.uk

 Call **0800 099 6712**, leave a message, and our project team will ring you back

Please scan the QR code to visit our project website:



Key benefits

Croudace Homes is a local family-owned developer with a proven track record of delivering housing within Partridge Green and across Horsham. Developing Land West of Bines Road in Partridge Green will deliver a host of significant benefits, including:

 Delivering much-needed homes, including 45% affordable housing, exceeding local policy requirements	 Seeking to protect existing habitats and create new ones
 Installing footpaths and promoting green transport	 Helping Horsham District Council to meet its housing needs
 Delivering a green and attractive scheme with a biodiversity net gain	 Creating local jobs during the construction phase
 Creating new public open green spaces for all to enjoy	 Potential to provide an off-road linkage for the Downs Link pedestrian and cycle route

WELCOME

Land West of Bines Road, Partridge Green

CONSULTING THE COMMUNITY

High-quality housebuilder Croudace Homes is seeking to develop Land West of Bines Road in Partridge Green, West Sussex.

Sustainability is at the forefront of our vision with extensive landscaping works, including the delivery of informal recreation space and a children's play area.

There will also be a net gain in biodiversity and promotion of green travel, including cycle storage, and electric vehicle charging points.

Regarding housing, we are proposing 105 dwellings including 47 that will be affordable, comprising 45% of the total scheme, which is above local policy targets.

Before submitting our planning application, we wanted to consult residents and other important local stakeholders about our scheme.

As a result, we are holding a community drop-in session along with an online consultation at partridggreen.your-feedback.co.uk where the same materials will be displayed with an invitation to leave feedback up until **Monday 6th May 2024**.



Croudace Homes delivers high-quality housing, including the interiors



Croudace Homes' high-quality new development at Kings Weald in Burgess Hill

OUR EXHIBITION

We welcome feedback from residents and other important local stakeholders and we are keen to share our vision for the proposal site in Partridge Green with you.

Our exhibition includes:

- ✓ Welcome
- ✓ About us and the site
- ✓ Our vision
- ✓ Environment and transport
- ✓ Key benefits
- ✓ Feedback and next steps

ABOUT US AND THE SITE

Land West of Bines Road, Partridge Green

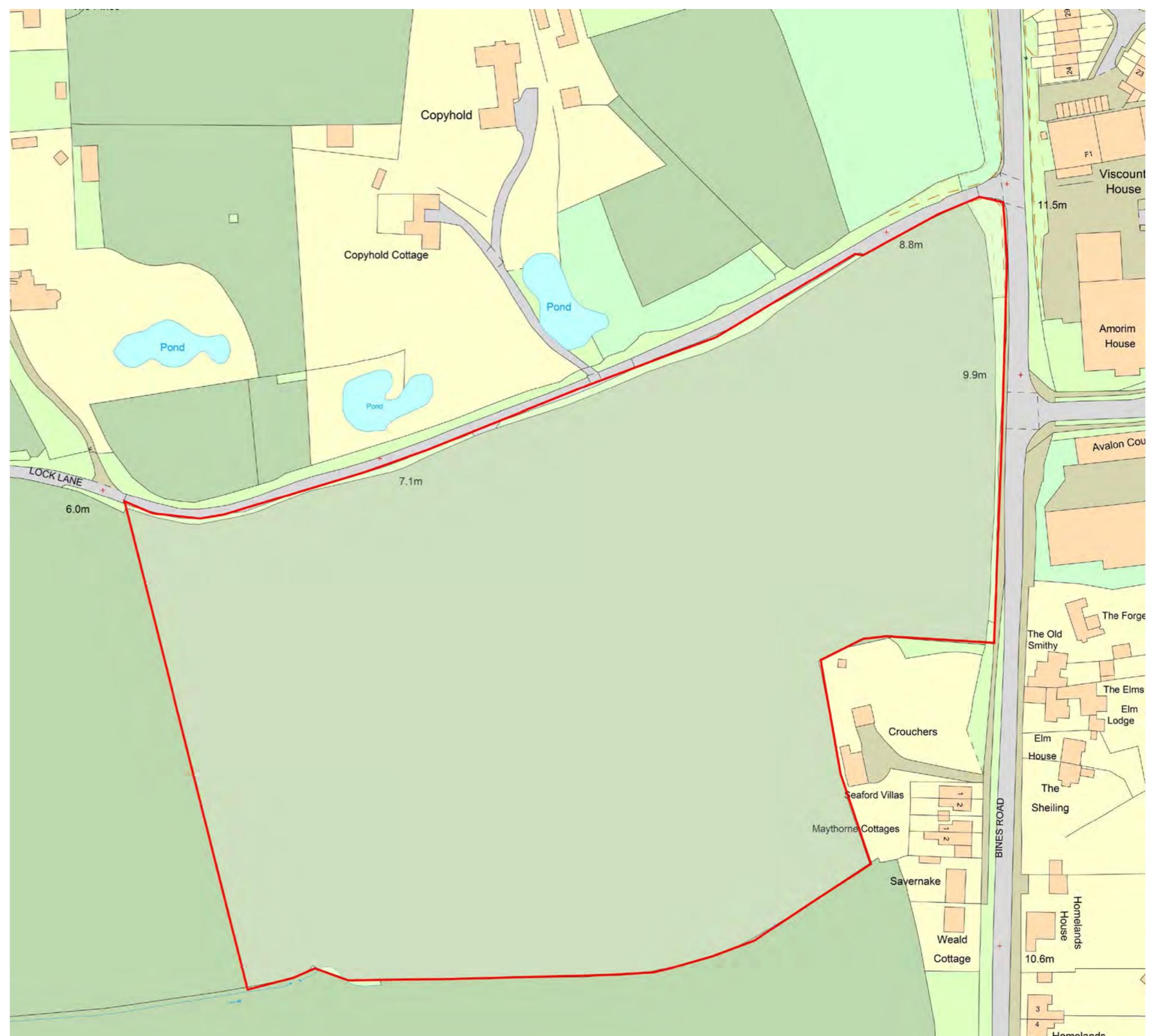
ABOUT THE SITE

Our proposal site is located on Land West of Bines Road, Partridge Green, West Sussex.

It is 6.1 hectares and on the southwest side of the village, with Lock Lane to its north, and Bines Road to the east. A public right of way runs across the site's northern boundary.

The land has been proposed for development before, with a scheme of around 200 properties in 2022, although this was not taken forward.

Instead, Croudace Homes is now proposing a much smaller scheme of 105 dwellings, of which 45% would be affordable, exceeding local policy requirements. The project would also deliver many other community benefits, such as recreational space and a children's play area.



Our site - Land West of Bines Road, Partridge Green - is shown by the red line

ABOUT CROUDACE HOMES

Croudace was founded in 1946 and to this day remains a family-owned business.

We are based in Surrey and we are committed to building high-quality homes backed up with a first-class customer service. Our strength lies in the care and attention given to the internal and external design, specification of fixtures and fittings, and a quality finish. This applies equally to the buildings, landscaping and surroundings which enhance the street scene.



An example of one of Croudace Homes' high-quality developments

Our expertly designed homes are built by experienced professionals using high-quality materials, fixtures, and fittings, and the environmental effects of the developments we design and build are always considered. We take our responsibility towards the immediate and wider community seriously.

Incorporating open spaces, protecting local wildlife, and hosting community events and raising money for charity are all part of a commitment to make Croudace developments desirable places to live

OUR VISION

Land West of Bines Road, Partridge Green

DELIVERING MUCH-NEEDED AFFORDABLE HOMES

At Croudace Homes, we recognise the Horsham district has an urgent need for more affordable housing.

With our proposed scheme at Partridge Green, we are willing to go above and beyond the number of units required to meet local policy targets. We aim to deliver 45% affordable housing, which equates to 47 of the 105 of the dwellings proposed.

We will also provide a host of other significant benefits including payments towards local infrastructure and a biodiversity net gain.

Our sustainable plans also feature extensive landscaping works, informal recreation space, and a children's play area. We will also promote greener travel by delivering cycle storage, and electric vehicle charging points.

Overall, we aim to create a development that is attractive, sustainable, green, and provides much-needed affordable housing for local families.

OUR PROPOSALS AT A GLANCE

Our sustainable development at Partridge Green includes:

- ✓ 105 dwellings including 47 affordable homes
- ✓ Landscaping and biodiversity improvements
- ✓ A children's play area
- ✓ Informal recreation space
- ✓ Promoting greener travel including cycling
- ✓ Electric vehicle charging points
- ✓ More than the minimum number of affordable homes
- ✓ Potential for a footpath connection to The Downs Way

We will use sustainable and high-quality materials that complement the character of Partridge Green



An indicative street scene for our sustainable development at Partridge Green

ENVIRONMENT AND TRANSPORT

Land West of Bines Road, Partridge Green

OUR GREEN VISION

Our proposals at Partridge Green would lead to a significant amount of new public open space being provided.

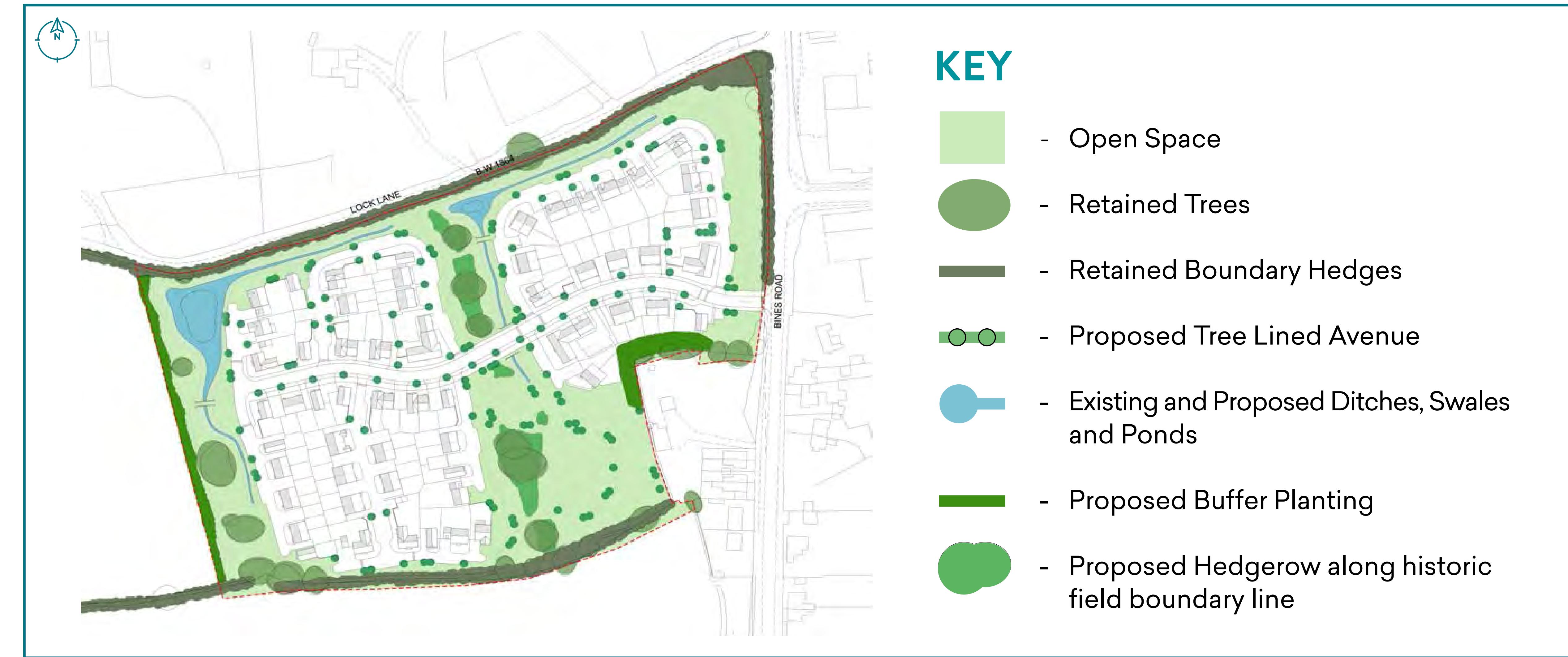
We take our environmental responsibilities seriously and we will deliver biodiversity improvements at the site.

This will include planting hedgerows and retaining mature trees, along with delivering sustainable drainage systems, including water features.

We will also provide a children's play area along with informal recreation space. There is also the potential for a footpath connection to The Downs Way.

Other sustainable features include promoting greener travel with cycle storage along with electric vehicle charging points. Parking will also be provided to ensure there is no overspill into neighbouring areas and vehicular access to the site will be via Bines Road.

Coupled with our environmental and landscaping improvements, we will deliver a scheme that is attractive, pleasant, green, and sustainable.



OUR GREEN CREDENTIALS

Our scheme at Partridge Green will deliver a host of sustainable features, including:

- leaf Significant landscaping improvements
- leaf Delivering a biodiversity net gain
- leaf A children's play area
- leaf Hedgerow planting and retaining mature trees
- leaf Informal recreation space
- leaf Promoting greener travel with secure cycle storage
- leaf Electric vehicle charging points
- leaf Sustainable drainage systems
- leaf Potential for a footpath connection to The Downs Way
- leaf Delivering a development that is attractive, pleasant, green, and sustainable



Our proposals include secure cycle storage and EV charging points to promote greener travel

Croudace Homes will provide Sustainable Drainage Systems (SuDS), minimising impact on the existing drainage network



Sustainability will be at the heart of our proposals at Partridge Green

DELIVERING SUSTAINABLE DRAINAGE

As part of submitting a planning application, we will include a robust Flood Risk Assessment.

The document will demonstrate that once construction is complete, the potential flood risk at the site and nearby will not increase. We will also comply with existing national and local standards relating to minimising flood risk.

Our proposals will also demonstrate how Sustainable Drainage Systems (SuDS) will be delivered at the site.

KEY BENEFITS

Land West of Bines Road, Partridge Green

KEY BENEFITS

Croudace Homes is a local family-owned developer with a proven track record of delivering housing within Partridge Green and across Horsham. Developing Land West of Bines Road in Partridge Green will deliver a host of significant benefits, including:



Delivering much-needed homes, including 45% affordable housing, exceeding local policy targets



Installing footpaths and promoting green transport



Delivering a green and attractive scheme with a biodiversity net gain



Creating new public open green spaces for all to enjoy



Seeking to protect existing habitats and create new ones



Helping Horsham District Council to meet its housing needs



Creating local jobs during the construction phase



Potential to provide a new connection to The Downs Way

Croudace Homes is committed to high-quality design and sustainability. This is one of our recent schemes in Binfield, Berkshire



FEEDBACK AND NEXT STEPS

Land West of Bines Road, Partridge Green

croudace homes

NEXT STEPS

**Thank you for viewing our proposals
regarding sustainable development at
Partridge Green.**

Once this consultation closes, Croudace's project team will go through the feedback received from residents and other important local stakeholders and take this into consideration before refining our plans and taking them to the next stage.

If you provide us with your details, you will be kept up to date on our progress as the proposals for the site move forward.

Thank you for your time.



Our proposed scheme in Partridge Green, shown after completion

Croudace Homes is committed to high-quality, sustainable development



FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope.

Alternatively, you can address your comments to **Freepost, Fairthorn Consultancy** and no stamp is required.

YOUR FEEDBACK

Croudace Homes believes the views of residents and other important local stakeholders are important. Please submit your comments by Monday 6th May 2024.

-  Complete the feedback form on our website, partridgeguard.your-feedback.co.uk
-  If you are attending the drop-in session, please leave your feedback in the comments box, or take a form with you and post it back to our project team.
-  Email us at partridgeguard@your-feedback.co.uk
-  Call **0800 099 6712**, leave a message, and our project team will ring you back

