

From: Paul Carnell <PCarnell@eceplanning.com>
Sent: 23 September 2025 14:42:33 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Cc: "Huw James" <hjames@eceplanning.com>; "Saskia Lower" <slower@eceplanning.com>
Subject: P2106 - DC/25/1269 - Land North of Guildford Road
Attachments: P2106 Mineral Resource Assessment 250922.pdf

Dear Nicola,

Please find below our response to some of the matters raised.

Minerals

Please find attached a minerals resource assessment in response to comments from WSCC.

Horsham Housing Officer Comments

We have read the housing officer's comments on the proposed application, and their request to consider delivering more 3- and 4-bedroom affordable dwellings at the site. We note the following in respect of the proposed affordable housing proposals at the site:

- The application proposes the delivery of 36 affordable homes as part of the application, which is 40% of the total quantum. This is a higher proportion of affordable dwellings than is required by existing local plan policy 16 of the HDPF.
- The delivery of affordable housing at a level above Policy 16 is supported by the 'Shaping Development in Horsham District Planning Advice Note' which states "The Council encourages strongly applicants to consider the findings of the Viability Study and the wording of the Strategic Policy 16 of the eLP in developing proposals and would consider positively schemes that exceed current policy requirements for affordable homes."
- The proposed housing mix was guided by the Rudgwick Neighbourhood Plan which prioritises the delivery of 1, 2 and 3 bedroom houses in the Parish.
- The proposed tenure mix comprises 25 Affordable Rent homes (28%) and 11 Shared Ownership homes (12%), which is in line with the 70/30 tenure split prescribed by the HDPF.

The affordable housing offer is therefore higher than that required by existing local planning policy, provides a mix of dwellings for small and family households and accords with the required tenure mix. In planning terms, we consider that this carries significant weight in the planning balance (particularly the over delivery of affordable housing which is a substantial planning benefit) and is an appropriate mix which does not need further adjustment. We would appreciate your views as planning officer on this matter.

The officer also requests further details of an affordable housing provider. We acknowledge this but note that this will ultimately be a matter for the site developer to determine. The applicant, Welbeck Strategic Land IV LLP, is a land promoter and will be selecting a delivery partner in due course. This matter will therefore need to be determined at a later stage.

Public Right of Way Officer Comments

The PROW officer comments as follows: "Having consulted the online documents it seems that public footpath 1386 along the eastern boundary of the site is recognised as being within the red line boundary which is welcomed. The proposed landscaping plan shows the proposed line of the path to be different to the existing legal line therefore for this diversion to be formalised it will require the developer to apply for a diversion under s.257 of the Town and Country Planning Act 1980. This will be necessary because if the legal line is not available due to the development it would be an offence, irrespective of the availability of an alternative route."

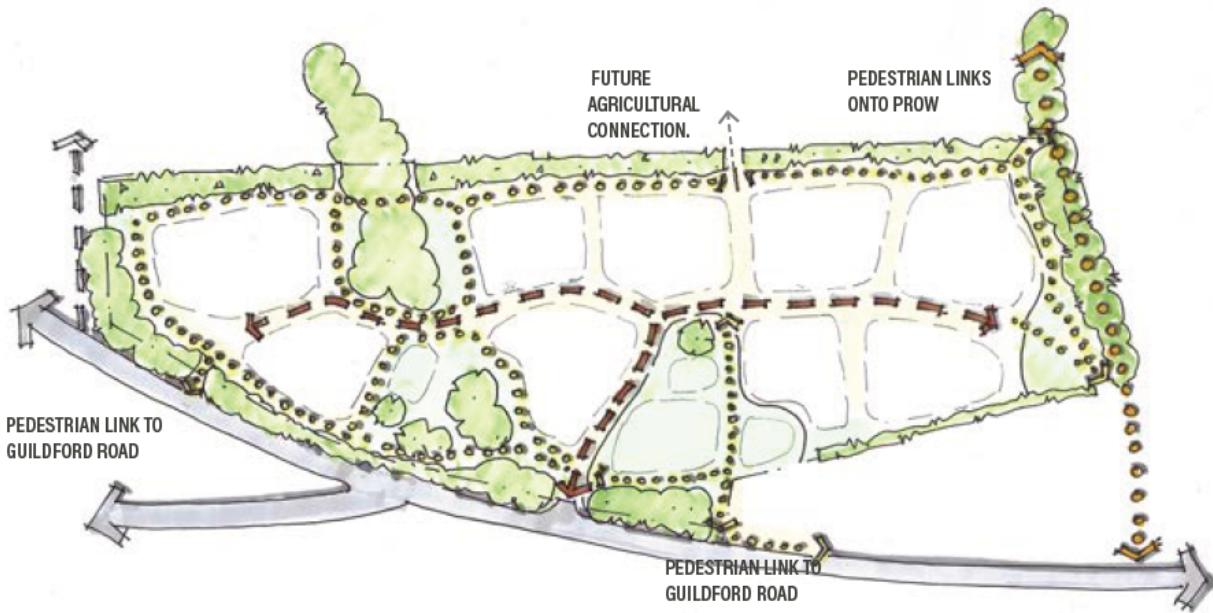
The application does not propose that the route of the public footpath is altered. The landscape plan shows a network of paths within the site which run around the perimeter including the eastern site boundary. The landscape plan shows that this path connects with the existing PROW to the north and south of the site, but does not propose any alteration to footpath 1386. The landscape plan extract below shows these 'Proposed pedestrian connections':

Key

- ✓ Proposed access to the site from Guildford Road
- 🏠 Active frontages to site edges & corridors
- 🚶 Proposed pedestrian connections
- ▶ Play space
- ▶ Retained hedges & Proposed landscape buffer
- 〰 SuDS



This is also shown on the below '#Permeable network of routes' drawing from the DAS which shows the existing path running in a linear north / south alignment to the east of the site and the internal paths connecting to it at the north and south of the site:



We would appreciate it if you can update the PROW officer accordingly so that they can revise their representation.

Shaping Development in Horsham District and Water Neutrality

The Shaping Development in Horsham District Planning Advice Note (the recently updated FAD) states that “*the Council strongly encourages applications on site allocations contained within the HDPF and in Neighbourhood Plans.*” As evidenced by the response from the water neutrality officer which confirms the application has been added to the queue for SNWCS access, the SNWCS access guide is clear that sites allocated in emerging plans are SNWCS eligible. The proposed development is for up to 90 units which is 30 units more than that included in the emerging plan. Are you able to confirm that, given the ‘in principle’ support indicated by the Council’s own guidance documents, that the proposed application for up to 90 units will be covered by SNWCS in its entirety?

Kind Regards

Paul Carnell MRTPI
Associate Planner

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From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: Thursday, September 18, 2025 1:22 PM
To: Paul Carnell <PCarnell@eceplanning.com>
Subject: DC/25/1269 - Land North of Guildford Road

Dear Paul

I am handling the application for the above site, and have been working through the documents and reps received to date. I am hoping to head out to post a site notice tomorrow at some time, but if not, then I'll go out next week.

In the meantime, there are some consultee comments which you should be aware of, see attached. These all require some further details.

I would be grateful if you could address these matters. I will, of course, forward any further consultee responses which require further action if received.

Estimated committee dates / target dated and s106 heads of terms will also follow in due course.

Kind regards
Nic

Nicola Pettifer

Senior Planning
Officer

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