



Planning, Design & Access Statement

Land North of 1 Jolesfield Cottages, Partridge
Green, Horsham RH13 8JT

Proposal for outline planning permission for the
development of land north of 1 Jolesfield for 9
new residential dwellings

February 2026

Contents

1.	Introduction.....	3
2.	Site Description.....	3
3.	Background & Relevant Planning History	3
4.	Proposal	3
5.	Planning Policy	4
6.	Planning Considerations	5
7.	Principle of Development	5
8.	Landscape	10
9.	Flood Risk.....	10
10.	Surface Water Drainage and Foul Drainage.....	11
11.	Biodiversity.....	11
12.	Ecology	11
13.	Sustainability.....	12
14.	Access	12
15.	Amenity	13
16.	Trees.....	13
17.	Conclusion	13

1. Introduction

- 1.1 Manorwood have been instructed to prepare a outline planning application for our client. The proposal seeks outline planning permission for the development of land north of 1 Jolesfield for 9 new dwellings.

2. Site Description

- 2.1 The application site comprises a parcel of land located to the north of 1 Jolesfield Cottages, Jolesfield, within the settlement of Partridge Green, Horsham District, West Sussex (RH13 8JT). The site lies in a predominantly rural setting and is currently undeveloped, forming part of a larger area of open land.
- 2.2 The land is bounded to the south by the residential curtilage of 1 Jolesfield Cottages, with further residential properties located nearby. The surrounding area is characterised by a mix of residential dwellings, agricultural land, and open countryside. Access to the site is taken from two existing accesses off the mail road.
- 2.3 The site is relatively flat in nature and is enclosed by a combination of boundary vegetation and fencing, contributing to a degree of visual screening from neighbouring properties and the wider landscape. There is also an existing pond onsite.
- 2.4 The site is affected by areas of flood risk associated with the existing pond and local surface water drainage patterns.
- 2.5 The site also lies within a designated Local Gap as identified in the West Grinstead Neighbourhood Plan. The
- 2.6 The site is positioned on the southern edge of a village within a semi-rural landscape composed of pasture, gardens and small areas of woodland. It lies to the east of the B2135 that forms a clear north-south corridor through the settlement, with residential properties and their associated private gardens arranged along both sides of the road.
- 2.7 Immediately north of the site, the land is characterised by small fields, tree belts. To the north-east is jolesfield allotments and to the east a recreational green. The wider village extends further east with a mixture of detached housing, amenity grassland and scattered mature trees. To the west and south, the landscape opens into larger pastoral fields divided by hedgerows and treelines, creating a patchwork of agricultural land surrounding the settlement.

3. Background & Relevant Planning History

- 3.1 There is no relevant planning history for this site.

4. Proposal

- 4.1 The application seeks outline planning permission for 9 residential dwellings on land north of 1 Jolesfield Cottages, Partridge Green, Horsham RH13 8JT, with all matters reserved apart from access.
- 4.2 Whilst the scheme is in outline form, the indicative layout plan shows that nine dwellings can be accommodated within the site outside the area of flood risk, with the existing pond feature retained as a landscape feature.
- 4.3 The indicative layout plan shows five dwellings in the northern part of the site and four dwellings in the southern part of the site. The grouped housing would utilise the two existing field accesses onto Jolesfield (B2135).

5. Planning Policy

- 5.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (2024)

- 5.2 The NPPF is a material consideration in the determination of planning applications. Local development plans must be in conformity with the aims and objectives of the NPPF. The latest version of the NPPF is dated February 2025.
- 5.3 The NPPF was updated with a view to delivering an increased new homes target of 370,000 new homes a year.
- 5.4 The relevant sections of the NPPF in relation to this application are summarised below and explored in further detail later in this Statement.
- Section 2 - Achieving sustainable development
 - Section 5 - Delivering a sufficient supply of homes
 - Section 7 - Ensuring the vitality of town centres
 - Section 8 - Promoting healthy and safe communities
 - Section 9 - Promoting sustainable transport
 - Section 11 - Making effective use of land
 - Section 12 - Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
 - Section 15 - Conserving and enhancing the natural environment
 - Section 16 - Conserving and enhancing the historic environment

Horsham District Council (2015)

- 5.5 The Horsham District Planning Framework (HDPF) was adopted by Horsham District Council on the 27th November 2015. The key policies of relevance are outlined below.
- Policy 1 - Strategic Policy: Sustainable Development
 - Policy 2 - Strategic Policy: Strategic Development
 - Policy 3 - Strategic Policy: Development Hierarchy
 - Policy 15 - Strategic Policy: Housing Provision
 - Policy 16 - Strategic Policy: Meeting Local Housing Need
 - 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 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

Horsham Local Plan Review

- 5.6 Horsham District Council formally submitted its Horsham District Local Plan 2023–2040 for independent examination to the Planning Inspectorate in July 2024, and initial hearing sessions were

held in December 2024. However, the examining Inspector raised significant concerns about soundness and legal compliance, including whether the Council had properly discharged the Duty to Co-operate and how development constraints such as water neutrality were addressed, leading to a pause of the examination and cancellation of further hearings.

5.7 In April 2025 the Inspector issued an interim findings letter recommending that the Council consider withdrawing the Plan and prepare a new one, and the Council has been reviewing these findings and engaging with the Inspector on whether the examination can be resumed. Most recently, the Council has formally requested the re-opening of the examination in light of changes in evidence and policy context, and an exploratory/procedural meeting with the Inspector to discuss the next steps for progressing the Local Plan.

5.8 Given this current context, it is considered that limited weight can currently be given to the policies within the potentially emerging Local Plan. The Horsham District Planning Framework (2015) therefore contains the adopted local planning policies in which the proposal would be assessed against.

West Grinstead Neighbourhood Plan (June 2021)

5.9 The West Grinstead Neighbourhood Plan was formally made on the 23rd June 2021. The key policies of relevance are outlined below.

5.10

- Policy 1: Local Gap
- Policy 2: Open Space
- Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife.

Shaping Development in Horsham District Planning Advice Note [2025]

5.11 The Council is presently unable to demonstrate a 5-year land housing supply, with the Council's latest Authority Monitoring Report (April 2025) acknowledging a 5-year land housing supply of 1 year.

5.12 In the context of the Authority's inability to demonstrate a 5-year land housing supply and delays to the emerging local plan, HDC published their 'Shaping Development in Horsham District Planning Advice Note' (SD PAN) document on 17th September 2025. This document is a material consideration in the determination of planning application and sets out the Council's aspirations and the weight that can be given to current policy, within the context of current legislation, national policy and guidance.

6. Planning Considerations

6.1 This section sets out the merits of the proposal and its compliance with national and local planning policy.

7. Principle of Development

7.1 The site is located outside any settlement boundary and therefore would be considered against the countryside policies within the HDPF.

7.2 Paragraph 11(d) of the NPPF requires decision makers to apply a presumption in favour of sustainable development. This means, for the purposes of decision-taking, that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed;
- ii. or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the 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 combination.

- 7.3 Criteria i) and ii) of Paragraph 11(d) are effectively two 'limbs' of the presumption in favour of sustainable development. The presumption is not engaged unless either limb i) or ii) is satisfied.
- 7.4 Footnote 8 of the NPPF provides details on the circumstances where the policies which are most important for determining the application are considered out of date. In terms of applications for the provision of housing, this is when:
- a) the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or
 - b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.
- 7.5 HDC cannot demonstrate a five-year supply of housing land. The most recently published figure shows the Council has only a 1-year supply which is an extremely significant shortfall. The application must therefore be considered under the presumption in favour of sustainable development unless either limb i) or ii) is engaged.
- 7.6 HDC, in recognition of its continued inability to identify a five-year supply of housing land and the slow emergence of a new Local Plan, has adopted the SD PAN document to help bring forward new development. Paragraph 1.9 of the SD PAN notes that "HDC will continue to act in a proactive manner to deliver housing by supporting sustainable development that both delivers the requisite number of houses and ensures that other objectives are met."
- 7.7 As part of the Council's commitment to act in a positive way to ensure that local housing needs are met, the SD PAN sets out below advice to guide applicants in submitting applications that would deliver sustainable and appropriate development.
- 7.8 Within the SD PAN the Council emphasises the relevance of policies 3 and 4 of the HDPF which relate the development hierarchy and approach to settlement expansion but recognises it will likely receive speculative applications on unallocated sites given its housing land supply position. Therefore based on the principles of the settlement hierarchy policy 4, the SD PAN states that it will consider positively applications that meet the criteria set out below:
- 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.

Sustainability & Proximity to Settlements

- 7.9 Whilst the site does not directly adjoin the settlement boundary of Partridge Green, it is located 0.4km to the south of the application site, see Figure 1 below.



Figure 1: Map showing application site in relation to settlement boundary of Partridge Green

- 7.10 This map shows that the application site is well connected to the built up area of Partridge Green to the south, comprising approximately a 6 minute walk into the village. Partridge Green is classified as a medium sized village in policy 3 of the HDPP, being considered capable of meeting some day to day needs of its residents with a good selection of services, facilities, and community groups. Partridge Green is therefore within close proximity to the site, and is a sustainable location for future housing growth.
- 7.11 Partridge Green has a convenience store, post office, hairdressers, takeaway, bakery, primary school, public house, church, and an industrial estate on the southern periphery. There is also a bus stop within the High Street which provides routes into the town of Horsham and the city of Brighton which provides a wider range of amenities.
- 7.12 The site is also well connected to the settlements of Jolesfield Common and Littleworth which located directly to the east of the site. Whilst these areas do not have settlement boundaries, there are some local amenities, including the green common and recreational space to the east of the site, the allotments to the north-east of the site and the Windmill Public House located 0.5km to the north-east on Littleworth Lane.
- 7.13 There is a public right of way within the site, adjacent to the southern boundary, which provides pedestrian access into Jolesfield Common and Littleworth. This would provide a safe walking route for occupiers of the development to access the amenities within the village surroundings.
- 7.14 The site is therefore highly sustainable, within walking and cycling distance to a variety of facilities and amenities within the settlements of Partridge Green, Jolesfield Common and Littleworth.
- 7.15 There is also a sustainable transport option, with the local bus route in Partridge Green providing access to amenities in larger towns and cities. The proposal would therefore provide a sustainable form of development in line with the requirements of both national and local planning policies.

Level of Expansion & Coalescence of Settlements

7.16 The site is within the Local Gap between the settlements of Partridge Green, Jolesfield and Littleworth. Policy 1 of the West Grinstead Neighbourhood Plan (WGPN) seeks to retain this gap and states that development will not be supported unless it can be demonstrated that:

- They do not result in an unacceptable reduction in the openness and break between settlements;
- Where appropriate they contribute to the conservation and enhancement of the landscape character and
- They safeguard the residential amenities of neighbouring properties

7.17 Figure 2 shows that the grassed land comprising the application site is well contained by an existing defensible boundary comprising hedges. When viewed from the road and surroundings, the site does not visually contribute to the openness of the site as it is well screened by hedging and trees and also situated adjacent to existing housing to the south.

7.18 The grassed land to the north of the site is however more open in nature when viewed from Jolesfield and Mill Lane, providing a greater sense of separation between the settlements of Partridge Green, Jolesfield Common and Littleworth. There is an open area to the south of the existing dwellings which also provides some degree of visual separation between the settlements.

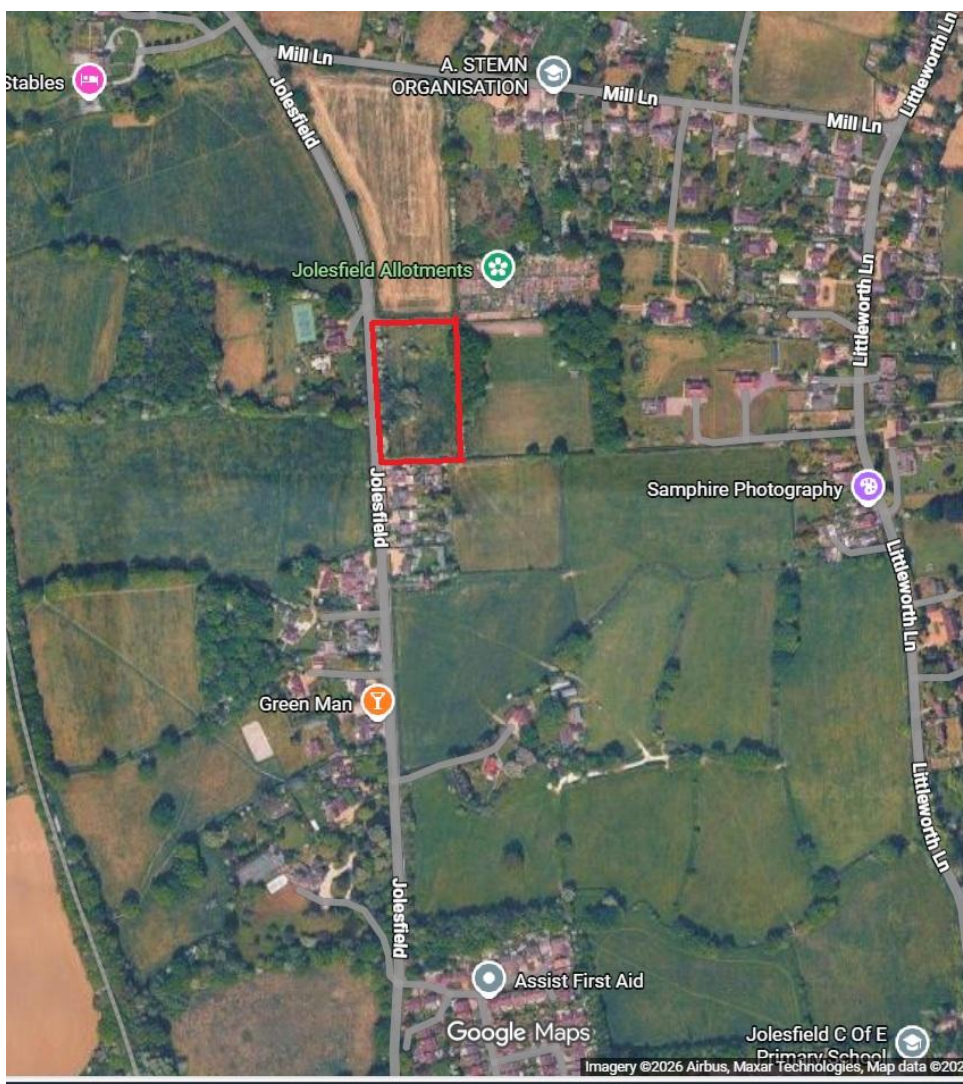


Figure 2: Aerial Map of site

- 7.19 Directly to the south of the site is a row of semi-detached and detached dwellings which follow the linear form of the road. The proposed development would continue the built form further north and would therefore appear as a continuation of the existing houses.
- 7.20 Given the self-contained nature of the site and existing residential properties directly to the south of the site, the development of nine dwellings on this site would not cause any harmful coalescence or break in the visual openness of the settlements between Partridge Green, and Jolesfield Common and Littleworth. The proposal would therefore comply with the requirements of the policy 1(1) of the WGNP.
- 7.21 From a visual perspective, there are clearly examples of smaller pockets of dwellings along this part of the B2135 (Jolesfield) as shown in the aerial image in Figure 2. The proposed development would not therefore appear uncharacteristic within the street scene or out of keeping with the semi-rural character of the area. The proposed construction of nine dwellings is therefore appropriate to the scale and function of the surrounding settlements in accordance with the SD PAN.
- 7.22 Whilst the proposal is only at present in outline form, with all matters reserved except for access, the indicative layout demonstrates that the existing natural pond feature can be retained in conjunction with the development of nine dwellings. This would provide a central attractive feature within the development, where the addition of further planted landscaping would enhance the character of the site in line with policy 1(2) of the WGNP.
- 7.23 The indicative scheme also shows that that development of nine dwellings could be achieved without harming the amenity of neighbouring properties in line with policy 1(3) of the WGNP.

Housing Need

- 7.24 The Council currently has a significant shortfall in housing. The proposal would provide nine additional dwellings which in the planning balance should be given significant weight given the low housing land supply figure.
- 7.25 The scheme is currently only in outline form, however the indicative scheme presented shows that the development could provide a range of housing types, shown at present to be three and four bed housing. This would contribute to meeting local housing needs in line with the Strategic Housing Market Assessment 2019.
- 7.26 The proposed development of nine houses in this location would also not individually or cumulatively prejudice comprehensive long-term development of the area.

Deliverability

- 7.27 Within the SD PAN the Council states on the need for development coming forward to be 'deliverable'. The NPPF defines deliverable sites as:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years."

- 7.28 The Applicant is committed to bringing the development forward in a short time frame. Given the lower number of dwellings proposed, it is possible to deliver the site within the next five years.
- 7.29 The proposed development would therefore be deliverable and contribute to the Council's shortfall of housing within a short term time frame.

Conclusion on Principle

- 7.30 It has been demonstrated that the presumption in favour of sustainable development in relation to paragraph 11(d) of the NPPF has been engaged as the Council's has a one year housing land supply. The proposed development of nine dwellings would contribute to this housing shortfall and should be given

significant weight in the planning balance. The site is also situated in a highly sustainable location with access to various facilities and amenities within the neighbouring villages.

- 7.31 The proposal has been demonstrated to comply with the criteria within the Council's SD PAN in relation to the sustainability of the location, deliverability, appropriate to the scale of the settlement, meeting local housing need and being well contained within the existing defensible boundary with existing landscape character features maintained.
- 7.32 The site is within the Local Gap within the WGNP, however it has been established that the proposed development on this site would not harm cause the coalescence between the settlements of Partridge Green, Jolesfield or Littleworth.
- 7.33 The principle of development is therefore considered to be acceptable in relation to the requirements of the NPPF, the Council's SD PAN and the WGNP.

8. Landscape

- 8.1 This application has been submitted in outline form; appearance, landscaping, design, scale and layout are to be agreed through a reserved matters planning application.
- 8.2 The site is sustainably located, adjacent to the existing residential development on the edge of Partridge Green, within the parish of West Grinstead.
- 8.3 HDPF Policy 25 states that new development will protect, conserve and enhance the landscape and townscape character, maintain and enhance the Green Infrastructure Network and the existing network of geological sites and biodiversity. Policy 26 states that where development is deemed appropriate, proposals must be of a scale appropriate to its countryside character and location, and protect/conserve/enhance the key features and characteristics of the landscape character area, including landform, development pattern and pattern of woodland, fields, hedgerows, trees, waterbodies and other features.
- 8.4 Views into and out of the site would be screened to a significant extent by the existing boundary features which would be enhanced as part of the proposed comprehensive landscape scheme.
- 8.5 The proposals are based on sound design principles that have taken into account the opportunities and constraints presented by the site. Whilst design is a matter reserved for future determination, the plans and planning statement demonstrates that the site could accommodate a scheme that would be in keeping with the scale and character of its surroundings and Partridge Green through delivering dwellings of a suitable size and through utilising materials.

9. Flood Risk

- 9.1 This application is accompanied by a Flood Risk Assessment AEG and Surface Water Drainage Strategy by Aegaea.
- 9.2 The site is mainly within Flood Zone 1, with the new dwellings being located in this area which is at the lowest risk of flooding. The central area of the site which is within Flood Zones 2 and 3 will comprise the existing pond and landscaped areas. . The risk of flooding from all other sources is assessed as negligible.
- 9.3 The Environment Agency surface water flood maps show that most of the site is at low risk of pluvial flooding. A central area of higher risk relates to an existing pond and watercourse in lower-lying land, but no development is proposed in these areas. The site is also considered to be at low risk from fluvial, tidal, reservoir, groundwater, sewer, and canal flooding.
- 9.4 The FRA/SWDS concludes that the development is acceptable in flood risk terms, subject to the recommended mitigation measures below, and will not increase flood risk on or off site.

9.5 Recommended mitigation measures include:

- Raising finished floor levels at least 200mm above external ground levels, as flood depths are not expected to exceed 0.2m.
- Installing damp proof membranes to at least 300mm above finished floor level, using robust 1200-gauge polythene membranes with appropriate overlaps and taping.
- Using external render or brick/block construction to at least 300mm above finished floor level to reduce water penetration.
- Selecting rigid closed-cell cavity insulation to minimise moisture uptake and improve drying times.
- Providing solid concrete ground floors with waterproof membranes or screeds.

10. Surface Water Drainage and Foul Drainage

10.1 The proposed surface water drainage strategy manages runoff close to its source in line with SuDS principles, with detailed arrangements shown in Appendix D of the Flood Risk Assessment AEG and Surface Water Drainage Strategy by Aegaea that accompanies this application.

10.2 Surface water from access roads will be collected through drains, channels, and overland flow and directed into adjacent swales, with roads cambered towards them. The swales will discharge via flow-restricted orifice plates into attenuation tanks.

10.3 Each dwelling driveway will use permeable paving, providing both parking and surface water storage. The use of recycled materials is recommended to reduce embodied carbon, subject to manufacturer confirmation and site suitability.

10.4 Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.

10.5 Based on the rural nature of the site it is assumed that there are no public sewers located within the sites bounds.

10.6 The development is therefore considered to be at low risk of flooding from sewers.

11. Biodiversity

11.1 This application is accompanied by a biodiversity net gain report conducted by Sylvatica Ecology Ltd.

11.2 The BNG Report confirms that the BNG baseline of the site is 4.65 habitat units and 0.78 hedgerow units on the existing site.

11.3 The proposal will incorporate new habitat on the site which will comprise modified grassland, mixed scrub, deciduous woodland, native hedgerow, semi natural pond, and 19 newly planted native trees.

11.4 The BNG Assessment concludes that the once all retention and habitat creation measures are taken into account, the scheme would result in 0.46 habitat units and 0.07 hedgerow units, thereby resulting in a net increase of 10.04% biodiversity net gain in habitat units across the site. The development has been designed to maximise onsite opportunities to enhance biodiversity net gain, providing the statutory 10% BNG requirement and accords with the statutory net gain requirements.

12. Ecology

12.1 This application is accompanied by a preliminary ecology report conducted by Sylvatica Ecology Ltd.

12.2 It is proposed to build nine new dwellings, with individual gardens and parking spaces, as well as a common paved access path. This would require building over part of the existing modified grassland and

removing three medium-sized native species trees. Existing scrub habitat, native hedgerow, deciduous woodland and pond will be retained, and 19 new trees and a length of native hedgerow will be planted.

- 12.3 The Preliminary Ecological Assessment for land near Jolesfield Cottages assessed habitats, species and ecological constraints relevant to a proposed development. The semi-rural site comprises pasture, hedgerows, gardens and woodland, and was surveyed in October 2025 using standard CIEEM and UKHab methods, supported by a 2km desk study. No statutory designated sites were identified, though nearby woodland and Jolesfield Common contribute to local ecological connectivity.
- 12.4 Habitats recorded included modified grassland, deciduous woodland, native hedgerows, scattered trees, mixed scrub and a semi-natural pond. The grassland was heavily waterlogged, particularly near the pond, while woodland and scrub offered greater habitat diversity. Records showed the presence or potential presence of bats (seven species), great crested newt, common reptiles, hedgehog and badger. Trees suitable for bat roosting were found but lie outside the development area, and bat foraging habitat is provided by hedgerows, the pond and woodland edges. A rapid risk assessment indicated a medium (Amber) likelihood of great crested newt presence.
- 12.5 No invasive non-native species were recorded. Mitigation recommendations include avoiding vegetation clearance during the bird nesting season, maintaining buffer zones to woodland and hedgerows to protect dormice and reptiles, and using bat-sensitive lighting. Ecological enhancements such as native planting and bat and bird boxes were proposed to deliver biodiversity net gain and strengthen habitat connectivity.

13. Sustainability

- 13.1 The proposal seeks to utilise sustainable design and construction techniques, for example, energy conservation and efficiency, water efficiency, reducing waste, re-using materials and recycling materials to ensure the most efficient use of limited resources.
- 13.2 The application seeks to meet these aims in the following ways:
 - Provision of an electric vehicle charging point to each dwelling
 - All dwellings would adopt a fabric first approach to construction and would exceed building regulations standards in terms of thermal performance
 - All dwellings would be heated by way of an Air Source Heat Pump
 - Improvements to the biodiversity of the site through substantial additional planting to the boundaries including enhancing existing hedgerows.
 - Provision of separate waste and recycling bins along with suitable covered storage.
 - Water limiting measures will be provided.

14. Access

- 14.1 The site is currently accessed via two established access on to the B2135, Jolesfield.
- 14.2 The application proposes to use the existing established accesses which has suitable visibility both north and south
- 14.3 Whilst the proposal would constitute an intensification of use, this would be modest within the context of the public highway network and would not be considered a material detriment to the highway operation.
- 14.4 Overall, therefore, it is considered that the proposed development would be supported by a safe and convenient means of access without unacceptable safety implications for existing/future highway users such as to comply with the requirements of HDPP Policy 40
- 14.5 The existing pedestrian infrastructure in the vicinity of the site and the upgrades to public footpaths including in the scheme will enable safe pedestrian movement between the development site and local services.

- 14.6 Policy 41 of the HDPF seeks to ensure that the proposed development is supported by adequate parking, including for vehicles, electric-vehicles and cyclists.
- 14.7 The proposed layout includes a refuse store incorporating an EV charging point. The proposal would provide two vehicular parking spaces for each dwelling with sufficient space provided for large vehicles such as fire tender and refuse collection to turn within the site.
- 14.8 The proposed indicative layout includes a refuse store incorporating an EV charging point and storage for 2x cycles for each dwelling to ensure sustainable travel measures are also addressed.
- 14.9 The proposal would not therefore have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. The proposal would therefore comply with local and national planning policies.
- 14.10 A range of services and facilities that are within easy walking and cycling distance of the site. These include, but are not limited to: bus stops, playing fields, a primary school, convenience store, post office, village hall and doctors' surgeries. Partridge Green also has the benefit of a large industrial estate to the south of the settlement which provides numerous employment opportunities.
- 14.11 The footpaths to the south connecting it to the Littleworth, and the pedestrian footpath to the west connecting it to Partridge Green village allow good connectivity to the local facilities and services within the area

15. Amenity

- 15.1 The application site would provide sufficient amenity space for both the proposed dwelling as well as ensuring the existing dwelling retains sufficient amenity space.
- 15.2 All new dwellings would retain sufficient space to ensure privacy.
- 15.3 The distances between the site and neighbouring occupiers would prevent any unacceptable harm in terms of potential overbearing, overshadowing or loss of privacy.
- 15.4 The site is bordered by mature hedgerows and trees that are to remain in place providing further screening as per the DAA tree protection plan and the tree report produced by David Archer Associates

16. Trees

- 16.1 The application is accompanied by a tree protection plan and the tree report produced by David Archer Associates. The only existing trees to be removed are juvenile trees that contribute little to the amenity of the local area.
- 16.2 The mature Oak trees on the eastern boundary of the development which are a more prominent feature within the street scene will be retained in conjunction with the development. The dwellings and their gardens have been located outside the root protection areas of the Oak trees along the eastern boundary to ensure no future resident pressure requirement to undertake surgery to these trees.
- 16.3 The hawthorn hedging to the northern and eastern boundaries of the site will also be retained which will ensure the semi-rural character of the area is maintained.
- 16.4 Mitigation to protect the mature trees on the eastern boundary is detailed within the tree protection plan submitted as part of this application.

17. Conclusion

- 17.1 The application seeks outline planning permission for nine dwellings on the site, with all matters reserved except for access. It has been concluded that principle of the proposed development of nine dwellings

can be accepted on the basis that the presumption in favour of development set out at paragraph 11(d) of the NPPF is engaged, given the Council's low housing land supply position. The contribution of the proposed housing towards the Council's housing shortfall should be given significant weight in the planning balance.

- 17.2 The site is sustainably located, within walking and cycling distance to the village amenities and facilities within Partridge Green, Jolesfield Common and Littleworth. The site also has sustainable transport connection to the larger town of Horsham and city of Brighton. The proposal would therefore comprise a sustainable form of development which complies with national planning policy and the Council's SD PAN interim document.
- 17.3 Given the self-contained nature of the site and limited contribution to the openness between settlements, the proposed development would not cause any harmful coalescence between the settlements of Partridge Green, Jolesfield Common and Littleworth. The proposal would not therefore conflict with policy 1 of the WGNP.
- 17.4 Safe means of access to the proposed development would be provided and the proposal would not create any significant increase in traffic which would harm the operation of the highway network.
- 17.5 In addition to the contribution to housing land supply, the proposed development would provide other benefits which weigh in favour of the development and comply with local planning policies. These include the provision of 10% increase in biodiversity net gain, enhancement of habitats and landscaping of the site. Given the multiple benefits of this proposed scheme, the planning balance is tipped in favour of approval.