

PLANNING STATEMENT FOR PLANNING APPLICATION

Site Address: Land adjacent to 26 South Street, Partridge Green, West Sussex, RH13 8EL

Client: Mr. & Mrs K Kearle Project No: W282

Project Description: Formation of 1no. new 3-bedroom dwelling

This Planning Statement has been prepared to accompany a full planning application for the construction of a new 3-bedroom dwelling at the land adjacent to 26 South Street, Partridge Green, West Sussex. This Statement describes the context and justification for the proposed development, demonstrates how it accords with national and local planning policy, and summarises pre-application engagement undertaken to date.

a) Site description

The application site comprises the plot adjacent to 26 South Street, Partridge Green, which is set within the wider Borough of Horsham District Council. The site lies within the area covered by the emerging Horsham District Local Plan 2023 to 2040 (the “New Local Plan”) and remains subject to saved policies from the existing Horsham District Planning Framework (HDPF 2015) until such time as adoption of the new Plan.

b) Need for new homes

There is an ongoing and pressing need for additional homes across the Borough, in order to meet housing demand and support sustainable communities. The New Local Plan identifies housing and employment needs over the period spanning 2023 to 2040 and seeks to deliver sufficient housing to meet those needs while balancing environmental and infrastructure constraints.

The provision of a new dwelling on a small infill site within an existing established residential road, contributes towards meeting the Borough’s housing requirements in a sustainable, low-impact way.

c) Sustainability

The new dwelling proposal would make use of previously undeveloped land within an existing residential street, indeed the site used to form part of the amenity space for 26, South Street. Given the strategy set out by Horsham District Council to direct growth to sustainable locations, such infill development supports efficient use of land and reduces pressure on greenfield or undeveloped countryside sites.

The new dwelling can help meet housing needs without requiring extensive infrastructure works. This approach is more compatible with sustainability and local character than larger greenfield development. There is a clear case for a new home at this site, both in terms of Borough wide housing needs and the efficient use of existing undeveloped land.

d) National Planning Policy

- The National Planning Policy Framework (NPPF) requires that planning decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.
- The NPPF promotes the delivery of sustainable development. These points are: balancing the economic, social and environmental objectives, ensuring a sufficient supply of homes, making efficient use of land, promoting high-quality design, protecting and enhancing the natural, built and historic environment, and providing necessary infrastructure.
- The NPPF further emphasises the importance of a good design. Developments should contribute positively to making places better for the community. Poor design that fails to make use of opportunities to improve the character and quality of an area should be refused.

e) Local Policy

- The HDPF (2015), along with the emerging Local Plan 2023 to 2040, provides the statutory planning context for development in the Borough.
- Relevant policies under HDPF include, as outlined in a recent HDC Planning Committee report:
 - Policy 1 – Strategic Policy: Sustainable Development - encouraging a positive approach to sustainable development and approving proposals that accord with plan policies, unless material considerations indicate otherwise.
 - Policy 3 – Development Hierarchy - directing growth in accordance with the settlement hierarchy. This is supporting appropriate development within or adjacent to defined settlements rather than unplanned expansion.
 - Policy 15 – Housing Provision and Policy 16 – Meeting Local Housing Needs - supporting delivery of homes to meet identified housing needs, taking into account the mix, character/density, viability, and the requirements of any relevant Neighbourhood Plan.
 - Policy 32 – Strategic Policy: The Quality of New Development and Policy 33 – Development Principles - requiring high quality design that respects the character of the local area, ensures a good relationship with neighbouring properties, and ensures the new development does not harm the surrounding environment.

- Policy 25 – The Natural Environment and Landscape Character and Policy 26 – Countryside Protection - protecting landscape character, countryside and environmental assets.
- The emerging Local Plan 2023 to 2040 confirms the Borough wide need for housing, economic growth and infrastructure whilst emphasising sustainable development, environmental protection, biodiversity net gain and climate change resilience.

The proposed development is well-supported in principle by both national and local policy.

f) Justification

- Sustainable development & efficient land use: The proposed dwelling would use infill land within an existing residential road, which avoids greenfield development or urban sprawl. This is supporting sustainable growth in line with the NPPF and HDC's strategic approach.
- Housing supply contribution: The addition of a new dwelling helps meet the Borough's identified housing needs under the Local Plan's housing strategy. As a small scale scheme, it assists with incremental supply without requiring large infrastructure commitments.
- Design and character: The dwelling will be designed to respect the local context, scale, and character. This is achieved by using appropriate materials, scale, layout, landscaping and boundary treatments, to ensure that the development integrates with adjacent properties and the street scene. This approach aligns with HDPF Policies 32 and 33 (quality of new development) and the design principles of the NPPF.
- Environmental protection and infrastructure: The proposal will be mindful of environmental impacts, including landscape character and any biodiversity considerations, in keeping with HDPF's environmental and landscape protection policies. If required, appropriate ecological/biodiversity enhancements and mitigation measures will be incorporated. Infrastructure and services (e.g. water, waste, drainage) are already available for the plot, minimising the need for new infrastructure delivery.
- Planning balance and material considerations: There are no obvious material considerations demonstrating that the harm of development would significantly and demonstrably outweigh the benefits. On the contrary, the social and housing benefits, efficient land use, sustainable location and design justification weigh positively in favour of the proposal under the 'presumption in favour of sustainable development'.

g) Pre-Application and Consultation

This application is a resubmission from a recent refusal for a similar scheme. The design, scale, and siting of the dwelling has been amended appropriately to address the points raised by the Case Officer. This application is supported by the National and Local Policies as outlined above.

Summary

The proposed new dwelling at the land adjacent to 26 South Street, Partridge Green represents a small scale, sustainable infill development that helps to meet housing needs in the Borough, while respecting the character of the existing street scene and minimising environmental impact. The proposal is consistent with the requirements and objectives of national policy (NPPF) and with the relevant policies of the Horsham District Planning Framework and emerging Local Plan 2023 to 2040. On that basis, the scheme represents sustainable development and planning permission should be granted.

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