



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1742

Cambridge House , High Street, Partridge Green, West Sussex, RH13 8HP

DESCRIPTION:

Construction of dropped kerb to provide car access to front garden.

RELEVANT PLANNING HISTORY:

None relevant to this application.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan 2015 – 2031

Policy 10: Housing Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Parish Design Statement:

Nuthurst Parish Council Parish Design Statement SPD 2016

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

Arboricultural Officer: No objection

West Sussex County Council Highway: No objection

Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

Parish Comments:

Representations:

1 no. representations have been received objecting to the application for the following reasons: -

- Loss of general on-street parking in a residential area where off-street parking is insufficient.
- Too close to junction with Hunters Mead to where access and egress has already been made dangerous due to the, so called, "Traffic Calming" build outs. Adding an additional access and egress point will increase potential areas of vehicular conflict.
- Too close to pedestrian crossing point across High Street at end of Hunters Mead creating potential area of conflict between vehicles and pedestrians.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the applicant. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 10 of the Nuthurst Parish Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.

The proposal seeks planning permission for the construction of a dropped kerb to provide vehicular access to the front garden.

It is noted that the immediate neighbouring properties have constructed similar dropped kerbs leading onto a front driveway. Therefore, the proposal at Cambridge House would be seen in this immediate context and would follow a similar design approach. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The presence of a dropped kerb and hardstanding for use in connection with the existing dwelling would not be expected to result in significant potential for harmful levels of noise or disturbance, such that no unacceptable harm would result.

Highway

Policy 40 of the HDPF requires vehicular accesses to be safe and suitable, with Policy 41 of the HDPF relating to adequate parking and facilities provided within developments to meet the needs of anticipated users.

The submitted plans demonstrate suitable room for one off-street car parking space provided at 2.4m x 4.8m. On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear – however, this is not anticipated to give rise to a highway safety concern in this location, owing to suitable visibility either side of the proposed access, and good forward visibility along High Street. Nearby neighbouring properties operate similar access arrangements with no known highway safety concerns.

The Local Highway Authority (LHA) have raised no concerns in terms of highway capacity or safety matters, although the applicant will need to obtain a dropped kerb license from the WSCC area highway office.

Tree Impact

Policy 33 of the HDPF seeks presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

Following consultation with the Councils Arboricultural Officer it acknowledged that to facilitate the construction of the proposed dropped kerb and driveway, the removal of the existing front boundary hedging would be required. While this would result in a minor alteration to the existing street scene, it is not considered that the loss of the hedging would cause significant harm to the character or visual amenities of the locality. Furthermore, the proposal would not result in unacceptable development-related impacts on trees of high landscape value.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an ad-verse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habi-tats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their pro-gramme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch

the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The hard surface hereby approved shall be made of porous materials or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The hard surface shall be retained as such thereafter.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Use Condition:** The use of the parking area hereby permitted shall not take place until such time as the hereby permitted vehicular access has been constructed.

Reason: In the interests of road safety in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Vehicle Crossover - Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be

granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1742

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Existing	NONE	25.11.2025
Location plan		NONE	25.11.2025
Section plan	Proposed dropped kerb section plan	NONE	08.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 13.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 16.03.2026