PLANNING STATEMENT

Reserved Matters Application

(Layout, Scale, Appearance and Landscaping)

Site at Mill Lane, Littleworth, Partridge Green, Horsham, RH13 8JU

Applicant:	Allan Farrow Builders Ltd
Agent:	Planmaster Architectural Services
Local Planning Authority:	Horsham District Council
Outline Permission Ref:	DC/24/1887
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1. Introduction

1.1 This Planning Statement has been prepared by Planmaster Architectural Services on behalf of Allan Farrow Builders Ltd in support of a Reserved Matters application submitted to Horsham District Council. The application relates to land at Mill Lane, Littleworth, Partridge Green, Horsham, RH13 8JU ("the Site").

1.2 Outline planning permission was granted under reference DC/24/1887 on 17/12/2025, for the erection of 2 detached dwellings, with the following matters reserved for subsequent approval:

Layout, Scale, Appearance and Landscaping.
Access was fixed at outline stage and does not form part of this application.

1.3 This Statement addresses the reserved matters listed above and demonstrates how the proposed details accord with the parameters and conditions stated as part of the outline permission.

2. The Site and Surrounding Context

2.1 Site Location and Description
No Material Change From Outline

2.1.1 The Site is located at Mill Lane, Littleworth, Partridge Green, Horsham, West Sussex, RH13 8JU, and is shown edged red on the Site Location Plan and Block Plan (Drawing PAS406/001 Rev A). The Site extends to 3,256 sqm (0.326 ha / 0.81 acres).

2.1.2 The Site is accessed from Mill Lane to the south, which forms the Site's southern boundary. Two ponds are located beyond the northern site boundary.

2.1.3 The larger settlement of Patridge Green lies further south, with a pedestrian footpath connection to Littleworth along the main road.

2.1.3 Littleworth is a small settlement consisting predominantly of a linear pattern of development, with some backland properties and more scattered properties, within a wider countryside setting.

2.1.4 The site comprises a small undeveloped infill plot lying between existing housing, as illustrated on the submitted site location plan. It faces houses on the southern side of Mill Lane, which typically have garages.

2.1.5 The site has the benefit of an existing vehicular and pedestrian access onto Mill Lane.

2.1.6 The character of Mill Lane is residential within a verdant patchwork of hedgerows and trees. The density and pattern of development is mixed with higher density housing on the southern side and looser ribbon development to the north. The architectural style of properties is described in the Outline application Heritage Statement.

2.2 Planning Policy Context
No Material Change From Outline

2.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that, where regard is to be had to the Development Plan for any determination under the planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. Paragraphs 2 and 47 of the National Planning Policy Framework (NPPF) reinforce this statutory position.

2.2.2 The Development Plan comprises the Horsham District Planning Framework (HDPF) 2015 and the West Grinstead Neighbourhood Plan (adopted June 2021, covering the plan period 2019-2031). On the adopted Development Plan Proposals Map, the Site is located outside the built-up area boundary for Partridge Green and within the open countryside for planning policy purposes.

2.2.3 The following Development Plan policies have informed the design approach:

HDPF 2015
Policy 1 (Sustainable Development)
Policy 2 (Strategic Development)
Policy 3 (Development Hierarchy)
Policy 4 (Settlement Expansion)
Policy 15 (Housing Provision)
Policy 16 (Meeting Local Housing Needs)
Policy 25 (The Natural Environment and Landscape Character)
Policy 26 (Countryside Protection)
Policy 28 (Replacement Dwellings and House Extensions in the Countryside)
Policy 31 (Green Infrastructure and Biodiversity)
Policy 32 (The Quality of New Development)
Policy 33 (Development Principles)
Policy 34 (Cultural and Heritage Assets)
Policy 35 (Climate Change)
Policy 38 (Flooding)
Policy 40 (Sustainable Transport)
Policy 41 (Parking)

West Grinstead Neighbourhood Plan
Policy 1 (Local Gap)
Policy 4 (Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife)
Policy 10 (Car Parking)

2.2.4 The Council is currently unable to demonstrate a five-year supply of deliverable housing sites (the supply being calculated at approximately one year), such that the presumption in favour of sustainable development at Paragraph 11(d) of the NPPF applies to housing applications across the District. As a consequence, HDPF Policies 2, 4, 15 and 26 currently carry only moderate weight in decision-making.

2.2.5 The emerging Horsham District Local Plan 2023-2040 (Regulation 19 Proposed Submission version, submitted to the Secretary of State on 26 July 2024) is considered consistent with the NPPF and attracts significant weight, commensurate with Paragraph 48 of the NPPF, notwithstanding that it remains subject to independent examination.

Of particular relevance, the emerging Plan proposes to designate Littleworth as a Secondary Settlement (Strategic Policy 2: Development Hierarchy) and allocates three sites adjoining, but outside, the settlement boundary of Partridge Green (Policy HA21) for approximately 255 new homes, reflecting the intended future growth pattern of the local area.

Other relevant emerging policies include :

Strategic Policy 1 (Sustainable Development)
Strategic Policy 6/9 (Climate Change and Water Neutrality)
Strategic Policy 10 (Flooding)
Strategic Policy 13 (Natural Environment and Landscape Character)
Strategic Policy 14 (Countryside Protection)
Strategic Policies 17/19/20 (Green Infrastructure and Biodiversity, Development Quality, Development Principles)
Strategic Policy 24 (Sustainable Transport)
Policy 21 (Heritage Assets)
Policy 25 (Parking)
Policy 39 (Affordable Housing)

Policy 40 (Improving Housing Standards)
Policy 45 (Replacement Dwellings and House Extensions in the Countryside).

2.3 Surrounding Context
No Material Change From Outline

2.3.1 The Site adjoins a property known as "St Johns" to the west and "Little Mill" to the east, with two further existing residential properties fronting Mill Lane on the opposite side of the road from the Site access. The surrounding area is characterised by low-density residential development in generous, well-landscaped plots, typical of the rural edge-of-village setting shared by Littleworth and Partridge Green.

The proposed dwellings reflect the character of the local vernacular.

3. Use
No Material Change From Outline

3.1 The principle of the erection of 2 detached dwellings was established by the outline planning permission and is not a matter for consideration as part of this reserved matters application.

3.2 The scheme comprises 2no. 4-bed detached dwellings, each with detached car port garaging. As a small-scale scheme of 2 dwellings, the development falls below the threshold at which affordable housing is required, and no affordable housing is proposed.

4. Amount
No Material Change From Outline – Specific Floor Areas Added

Site Area:	3,256 sqm (0.33 ha)
Number of Units:	2 (detached dwellings)
Density:	approx. 6.1 dwellings per hectare
Unit Mix:	2no. 4-bed detached dwellings
Affordable Housing:	None required (falls below the threshold triggering affordable housing provision)
Total Floorspace:	Plot 1: 280 sqm GIA (140+140 sqm). Plot 2: 284 sqm GIA (142+142 sqm). Combined: 564 sqm GIA
Parking Provision:	1no. detached garage per dwelling (42 sqm each), as shown on Drawing PAS406/004 Rev A
Public Open Space:	No formal public open space; extensive private landscaped grounds

4.1 The quantum of development proposed accords with the parameters established at outline stage, as set out under condition 01 of the outline permission.

5. Layout
Full Layout Details Now Added

5.1 The proposed layout is shown on Drawing No. PAS406/005 Rev A ("Site Layout, Renderings and Landscaping"), prepared by Planmaster Architectural Services, to be read in conjunction with the BNG Baseline and Proposed Plans (Drawings PAS406 and 407).

5.2 The two dwellings (Plot 1 and Plot 2) are positioned side by side towards the centre of the site, set back from Mill Lane behind a shared access driveway finished in gravel and sandstone paving. Each plot has its own detached garage / car port of 42 sqm (Drawing

PAS406/004 Rev A) located to the side of the dwelling, together with private garden space to the rear.

5.3 The layout retains a mature tree belt (including willow, oak and maple specimens) along the northern and eastern boundaries. The southern and western boundaries are enclosed by native mixed hedgerow planting, reinforcing the rural, well-treed character of the site boundary, providing a soft landscaped buffer to neighbouring land and to Mill Lane.

5.4 The siting of the two plots within generous landscaped grounds and boundary tree/hedge planting retained and enhanced, responds directly to the rural edge-of-village context described in Section 2 and reflects the layout parameters established at outline stage.

5.5 Internally, Plot 1 (Drawing PAS406/002 Rev A) provides 140 sqm at ground floor, comprising lounge, dining room, kitchen, entrance hall, reception room, utility room and WC, and a further 140 sqm at first floor comprising a master bedroom with en-suite and dressing room, two further en-suite bedrooms, a fourth bedroom, and landing — 280 sqm GIA in total.

5.6 Plot 2 (Drawing PAS406/003 Rev A) follows a closely comparable arrangement, providing 142 sqm at ground floor (lounge, dining room, kitchen, entrance hall, reception room, utility room and WC) and 142 sqm at first floor (master bedroom with en-suite, two further en-suite bedrooms, a fourth bedroom, a dressing area, and landing) — 284 sqm GIA in total. The two dwellings are therefore of a closely matched size and internal layout, reinforcing a consistent character across the site.

6. Scale
Full Scale Details Now Added

6.1 Both dwellings are traditional two-storey detached houses with additional accommodation consistent with the scale and grain of nearby dwellings in Littleworth and Partridge Green. Plot 1 provides 280 sqm GIA and Plot 2 provides 284 sqm GIA (140/142 sqm to each floor respectively), as shown on Drawings PAS406/002 Rev A and PAS406/003 Rev A, giving a closely matched scale and massing between the two dwellings.

6.2 Both dwellings are designed with an eave’s height of 5.140m and a ridge height of 8.220m.

7. Appearance
Full Appearance Details Now Added

7.1 The dwellings are designed in a traditional, vernacular style appropriate to their rural West Sussex setting, as illustrated on the elevations for Plot 1 (Drawing PAS406/002 Rev A), Plot 2 (Drawing PAS406/003 Rev A), and the accompanying renders (Drawing PAS406/005 Rev A). Each dwelling features a traditional pitched roof with prominent chimney stacks, a feature front gable and a traditional oak-framed storm porch to the front entrance.

7.2 The specified materials palette, common to both plots as set out on Drawings PAS406/002 Rev A and PAS406/003 Rev A, comprises:

- Roof tiles: Signature Handmade Clay Tiles, 'Holmbury Blend'
- Facing brickwork: Wienerberger Kassandra Multi Stock bricks, with Class B orange brick below damp-proof course and painted light cream render above first floor
- Front masonry panels: traditional flintwork
- Windows and doors: Agate Grey uPVC with cottage bars
- Window/door heads and cills: soldier course brick-on-edge detailing
- Storm porch: traditional oak-framed
- Rafters: painted open eaves - gutters: black aluminium

The following renders depict the proposed appearance of the front and rear elevations.

Plot 1 : Front

Plot 1 : Rear

Plot 2 : Front

Plot 2 : Rear

7.3 This shared, traditional material and architectural palette across both dwellings have been chosen to reflect the vernacular character of the surrounding village context identified in Section 2, ensuring the two new dwellings sit comfortably within their setting and present a cohesive, well-matched pair.

7.4 The detached garage / car port to each plot (Drawing PAS406/004 Rev A, 42 sqm each) is designed to match the host dwellings, with the same handmade clay roof tiles and Wienerberger facing brickwork to the front elevation and lower 60cm of the side and rear elevations (over Class B orange brick below damp-proof course),

Agate Grey uPVC windows and doors with cottage bars, soldier course heads and cills, black aluminium style gutters and painted open eaves. Larch cladding is used above 60cm to the side and rear walls and gables of the garages, providing a complementary but visually subordinate outbuilding form relative to the host dwellings.

8. Landscaping

Full Landscaping Details Now Added Based On An Updated On-Site BNG Provision

8.1 The landscaping strategy is set out on Drawing PAS406/005 Rev A and comprises both retained and new planting. The mature boundary trees — including willow, oak (approx. 900mm dia.), maple (multiple specimens, 450-600mm dia.) and a conifer (approx. 1200mm dia.) — are retained along the northern and eastern site boundaries.

8.2 New native mixed hedgerow planting (hawthorn, hazel, dogwood, field maple and crab apple, each at 20% of the mix, planted as 600mm bare-root transplants in staggered double rows at 400mm centres) is proposed along the southern and western boundaries fronting Mill Lane, reinforcing the rural character of the site edge.

Ornamental shrub and ground-cover planting (including buddleia, hydrangea, fuchsia, Japanese maple and viburnum, among others) is proposed around the dwellings and driveway, underlain by 75mm bark mulch to suppress weeds and retain moisture.

8.3 Boundary treatment comprises traditional 1.8m high timber post-and-rail fencing with matching timber gates. The shared driveway and parking areas are finished in gravel with sandstone paving to pedestrian areas.

8.4 Ecological enhancements form part of the landscaping strategy, in accordance with Section 7.0 of the accompanying Ecological Assessment (Greenspace Ecological Solutions, November 2024), and comprise: 2no. tree-mounted/integrated bird boxes sited in sheltered locations close to vegetation at 2-3m height facing north/north-east; 2no. tree-mounted bat boxes on suitable mature trees along the eastern tree line at 3-5m height on sunny, sheltered aspects away from direct illumination; and 1no. hedgehog house within the site periphery, adjacent to a brash pile formed from hedge/scrub clearance arisings.

8.5 All planting and tree works will be carried out in accordance with the Arboricultural Association's guidance on mature tree maintenance, BS3998 for tree work, CPSE guidance on handling and establishing landscape plants, and the DEFRA Horticultural Code of Practice. Any tree or shrub removed, severely damaged, dying or diseased within five years of planting will be replaced in the next planting season with a specimen of similar size, to the satisfaction of the Local Planning Authority.

8.6 The Proposed Biodiversity Plan (Drawing PAS406/007 Rev A) sets out the habitat changes proposed across the 3,256 sqm Site relative to the pre-development baseline: developed land (sealed surface) increases by 594 sqm and artificial unvegetated unsealed land by 435 sqm to accommodate the dwellings, garages and driveway; modified grassland reduces by 1,041 sqm (from 2,929 to 1,888 sqm) as it is replaced by built development, gardens and new habitat creation; and mixed scrub increases modestly by 12 sqm.

Hedgerow provision increases substantially, from 89m at baseline to 142m proposed (an

increase of 53m), and 46no. new rural trees (an even mix of beech, birch, hazel, elder, hornbeam, magnolia and crab apple) are proposed where none existed at baseline.

8.7 The BNG Headline Summary accompanying Drawing PAS406/007 Rev A confirms that the statutory biodiversity net gain trading rules are met, **with no on-site unit shortfall requiring off- site or statutory credit compensation.**

8.8 In accordance with the ecology condition attached to outline permission DC/24/1887, all mitigation measures and works will be carried out in accordance with the Ecological Assessment (Greenspace Ecological Solutions, November 2024), which was submitted with the outline planning application and agreed in principle with the Local Planning Authority prior to determination.

This includes the non-licensed Precautionary Method Statement for Hazel Dormouse (Section 6.4.11 of the Ecological Assessment) and the Precautionary Method Statement for mobile protected species (Section 6.4.2 of the Ecological Assessment), avoiding impacts on European Protected Species and other protected species.

8.9 An appropriately competent person, such as an Ecological Clerk of Works (ECoW), will be appointed to provide on-site ecological expertise during construction, with all activities and works carried out in accordance with the approved details. This is necessary to conserve protected and Priority species and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and Section 40 of the NERC Act 2006 (as amended).

9. Access

No Material Change From Outline

Access was approved and fixed as part of the outline planning permission (DC/24/1887) and does not form part of the matters reserved by this application. This section is included for completeness, confirming that the proposed layout, scale, appearance and landscaping are consistent with the access arrangements already approved.

9.1 Vehicular and Pedestrian Access

The existing farm access serving the Site will be used to serve the new development, modified to form a simple vehicle crossover serving the two dwellings (Plot 1 and Plot 2), as set out in the accompanying Technical Note provided at Outline.

The Site is within easy reach of public bus services and the services and facilities of Partridge Green. In this location, the need to travel is minimised and the use of alternative, sustainable transport modes are maximised.

9.2 Inclusive Access

The new development will be constructed to provide access for persons with disabilities in accordance with the requirements of Part M of the Building Regulations.

10. Sustainability

This Application & Statement Details How The Sustainability Requirements Of The Outline Permission Will Be Achieved.

10.1 Both dwellings will meet the optional requirement of Building Regulation G2 as required on the Outline Permission, limiting water use to no more than 110 litres per person per day. The water-limiting measures installed to achieve this (e.g. flow restrictors, low-flush WCs, water-efficient fittings) will be retained thereafter.

- Energy efficiency: addressed separately through compliance with Part L of the Building Regulations and is not a matter reserved by this application
- Water efficiency: 110 litres/person/day maximum, per Building Regulation G2 optional requirement — see paragraph 10.1 above
- Biodiversity net gain: delivered through on-site habitat creation, 53m of additional hedgerow and 46no. new rural trees, in accordance with the Proposed Biodiversity Plan (Drawing PAS406/007 Rev A) — see Section 8.6-8.7Sustainable travel: the Site is within easy reach of public bus services and the services and facilities of Partridge Green, minimising the need to travel and maximising the use of alternative transport modes — see Section 9.1

11. Conclusions

11.1 This Statement has demonstrated that the Layout, Scale, Appearance and Landscaping proposed for the erection of 2no. 4-bed detached dwellings at Mill Lane, Littleworth, Partridge Green, accord fully with the parameters and conditions established by outline planning permission DC/24/1887, including the fixed means of access, and ecological mitigation conditions, and the approved Plans.

11.2 The proposed details respond positively to the Site's rural, edge-of-village context: the layout retains the Site's existing ponds and mature tree belt, delivers a net gain in hedgerow provision and new native tree planting, and provides two well-proportioned, traditionally detailed dwellings in a materials palette drawn from the local vernacular. The scheme delivers a demonstrable biodiversity net gain, meets the water efficiency standard required to protect the Arun Valley SAC/SPA/Ramsar sites, and secures appropriate ecological mitigation and supervision during construction.

11.3 It is concluded that the proposals remain fully acceptable in design and access terms.

Appendices

As Submitted With The Reserved Matters Application

- Site Location Plan and Block Plan (Drawing No. PAS406/001 Rev A, Planmaster Architectural Services)
- Site Layout, Renderings and Landscaping (Drawing No. PAS406/005 Rev A, Planmaster Architectural Services)
- Plot 1 and Plot 2 Dwelling Details — Elevations and Floor Plans (Drawing Nos. PAS406/002 Rev A and PAS406/003 Rev A, Planmaster Architectural Services)
- Detached Garages — Elevations and Floor Plans (Drawing No. PAS406/004 Rev A, Planmaster Architectural Services)
- BNG Baseline Plan (Drawing PAS406/006, to follow) and Proposed Biodiversity Plan (Drawing PAS406/007 Rev A, Planmaster Architectural Services)
- BNG Calculation – Potters Field
- Biodiversity Gain Plan
- Form 1 – CIL Additional Information