

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/25/1922

Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.

Land West of Bines Road, Bines Road, Partridge Green, West Sussex, RH13 8EQ

RESOLVED:

At its meeting on 17th February 2026, Planning Committee resolved to delegate approval in accordance with Officer recommendation (including written addendum) and subject to amended parking provision to be agreed by Officers, in consultation with Chair, Vice Chair and local ward members. Approval is subject to a completed s106 agreement and the conditions as set out in the Officer recommendation and the new and updated conditions as set out in the addendum.

Since the committee resolution the applicant has submitted a revised Parking plan (PARKING PLAN: PL09, REV P5) showing minor amendments to the site layout to facilitate an addition 10 parking spaces. This results in a total provision of 253 parking spaces within the site. This parking provision is considered acceptable by Officers and has been agreed by Chair and local ward members. No response has been received from the Vice Chair.

Since the committee resolution to approve, the section 106 legal agreement has now been completed securing the following:

- 45% Affordable Housing
- Securing Public Open Space and management
- Details of play space, transfer of open space to the Parish Council and committed sum for maintenance.
- Details of Allotments, transfer of allotments to existing operator and committed sum for maintenance.
- On site BNG measures
- Highways and PROW works to include:
 - Crossing points (dropped kerbs and tactile paving) across Locks Lane, Bines Road (in proximity of Star Lane Industrial Estate and Bine Road adjacent to High Street)
 - Widened footway between site access point running northwards to High Street
 - Bus waiting facilities (bus shelters, real-time passenger information)
 - Extended street lighting along Bines Road to take-in the proposed access point and continue northwards until it meets the existing street lighting on the old railway bridge

- Linking path within the site between Bridleway_1864, and Bridleway 2372_2 (Downs Link) that accords with WSCC bridleway standards and secured as a Permissive Path
- Travel Plan Monitoring

The NPPF (August 2026)

Since consideration of this application, the National Planning Policy Framework (NPPF) has been updated replacing the 2024 version and is a material consideration in decision-making from the date of its publication (17th Aug 2026).

Whilst the new NPPF significantly revises the structure and presentation of national planning policy, the overarching objectives of the planning system and the presumption in favour of sustainable development underpinning decision-making remains. It continues to be the case that the NPPF should be read as a whole (paragraph 7). Officers have reviewed the application against the updated NPPF:

Principal of Development

NPPF 2026 Policies S3-S6 broadly replace paragraph 11 and the application of the tilted balance within the previous NPPF. Policy S3 establishes the presumption in favour of sustainable development, whilst Policy S5 identifies specific forms of development outside settlements that should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. These forms of development includes:

“j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test, and where the development would:

- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*
- ii. Comprise major development for freight and logistics purposes which accords with policy E3.”*

As set out in the Officers committee report, the Council has a housing land supply of 1.7 years. Horsham's 2025 HDT (published on 17 August 2026) is now shown to be 44%. The Officers report additionally sets out that the application site is *physically well-related, adjacent to the Partridge Green BUAB*, and that the quantum of development proposed, in combination with other approved schemes, would be appropriate to the scale and function of Partridge Green. The proposal therefore gains the principal support of NPPF 2026 Policy S5 and remains consistent with the NPPF 2026.

In regards to the West Grinstead Neighbourhood Plan (WGNP, 2021), the protections afford by NPPF 2024 Paragraph 14 are consistent / carried over with paragraph Policy S6 of the NPPF 2026. The assessment set out within the Committee report therefore remains accurate.

Other matters of planning policy consideration

Other planning policy considerations as detailed in the March 2026 committee report (such as affordable housing, highway matters, ecology, drainage and residential amenities) remain consistent with the NPPF 2026. This includes the following NPPF 2026 policies:

- Housing need / affordable provision (HO7, HO13)
 - Meeting the challenge of climate change (CC2, CC3)
 - Achieving Well-Designed Places (DP3, DP4)
 - Promoting Sustainable Transport (TR3, TR4, TR6, TR8)
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- Promoting Health Communities (HC3, HC4, HC6)
- Pollution, public protection and security (P2, P3, P4, P5)
- Managing flood risk and coastal change (F4, F5, F7, F8)
- Conserving and enhancing the natural environment (N2, N3, N6)

Officers have therefore given due regard to the new material consideration of the NPPF (Aug 2026) read as a whole and are satisfied that that the committee's resolution to grant remains consistent with the changes set within the NPPF 2026.

Condition updates:

- Condition 4 - Amended to require access point sight lines for construction vehicles
- Condition 6 - Amended as per committee addendum
- Condition 9 - Amended to remove erroneous reference to surface water within pumping station details
- Condition 10 - Amended to pre-occupation.
- Condition 15 - Amended as per committee addendum
- Condition 37 - Amended as per committee addendum
- Condition 38 - New conditions to secure Farmland Bird Mitigation and Compensation Strategy as per committee addendum
- Condition 39 - New condition to secure lighting design strategy for biodiversity as per committee addendum

A final list of approved plans subject to Condition 1 on the Decision Notice is as follows.

Plan Type	Description	Drawing Number	Received Date
Plans	DETAILED SITE LAYOUT	PL06 REV P4	16.03.2026
Plans	Landscape plan	CSA/5573/105 REV I	24.11.2025
Location plan	LOCATION PLAN	PL01	24.11.2025
Site plan	Site layout	PL02 REV P7	16.03.2026
Materials	Materials Plan	PL04 REV P4	16.03.2026
Block plan	Block Plan	PL05 REV P3	16.03.2026
Plans	TENURE PLAN	PL07 REV P7	16.03.2026
Plans	PARKING PLAN	PL09 REV P5	16.03.2026
Plans	BOUNDARIES PLAN	PL10 REV P3	16.03.2026
Elevation & Floor plan	PLOTS - 47, 48, 59, 50, 55, 56, 58, 59, 89, 90	PL20 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 30, 31, 60, 61	PL21 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 42, 43, 44, 45	PL22 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 32, 33, 40, 41, 79, 80	PL23 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 57	PL24 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 22, 23, 81, 82, 91, 92	PL25 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 51	PL26 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 20, 21, 77, 78	PL27 REV P1	24.11.2025

Elevation & Floor plan	PLOTS - 04, 05	PL28 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 100	PL29 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 74, 75, 76	PL30 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 25, 26, 38, 39, 70, 71, 93, 94	PL31 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 52, 53, 95, 96, 98, 99	PL32 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 68, 69	PL33 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 54, 62, 97	PL34 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 27, 29, 87	PL35 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 02, 03, 06, 07, 10, 11, 72, 73	PL36 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 24, 36, 37	PL37 REV P2	24.11.2025
Elevation & Floor plan	PLOTS - 08, 12, 28, 101	PL38 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 01, 09, 64, 67, 83, 85, 88	PL39 REV P1	24.11.2025
Elevation & Floor plan	PLOTS - 65, 86	PL40 REV P2	24.11.2025
Elevation & Floor plan	Apartments and F2005M	PL41 REV P2	24.11.2025
Elevation & Floor plan	PLANS AND ELEVATIONS GARAGES AND OUTBUILDINGS	PL42 REV P1	24.11.2025
Elevation & Floor plan	Chalet Bungalow	PL43 REV B	24.11.2025
Plans	Street scene sheet 01	PL50	24.11.2025
Plans	Street scene sheet 02	PL51	24.11.2025
Plans	Street scene sheet 03	PL52	24.11.2025
Plans	Street scene sheet 04	PL53	24.11.2025
Plans	Street scene sheet 05	PL54	24.11.2025
Plans	Street scene sheet 06	PL55	24.11.2025
Plans	Lighting plan	3321-DFL-ELG-XX-LD-EO-13001 REV P01	24.11.2025
Supporting Docs	Update Ecological Walkover Survey	NONE	04.02.2026
Supporting Docs	HERITAGE IMPACT ASSESSMENT	HER-00516 REV V2	24.11.2026
Supporting Docs	TRAVEL PLAN	093.0004/HTP/1	24.11.2026
Supporting Docs	TRANSPORT ASSESSMENT PART 1	093.0004/HTA/1	24.11.2026
Supporting Docs	TRANSPORT ASSESSMENT PART 2	093.0004/HTA/1	24.11.2026
Supporting Docs	24.11.2026	NONE	24.11.2026
Supporting Docs	ARCHAEOLOGICAL DESK-BASED ASSESSMENT	794-PLN-HER-00516, REV 4	24.11.2026
Supporting Docs	AIR QUALITY ASSESSMENT	12785A REV V1	24.11.2026

Supporting Docs	HAZEL DORMOUSE TECHNICAL NOTE	NONE	24.11.2026
Supporting Docs	FLOOD RISK AND DRAINAGE STRATEGY	PG 1-34	24.11.2026
Supporting Docs	FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY	PG 35-126	24.11.2026
Supporting Docs	ENERGY STRATEGY	ST.H.RH13-0	24.11.2026
Supporting Docs	REPTILE SURVEY REPORT	NONE	24.11.2026
Supporting Docs	BNG METRIC	BNG METRIC	24.11.2026
Supporting Docs		HABITAT MANAGEMENT AND MONITORING PLAN	24.11.2026
Supporting Docs	GREAT CRESTED NEWT REPORT	NONE	24.11.2026
Supporting Docs	BREEDING BIRD SURVEY	NONE	24.11.2026
Supporting Docs	BAT ACTIVITY SURVEY	NONE	24.11.2026
Supporting Docs	PHASE I CONTAMINATION ASSESSMENT	LS7420 V3	24.11.2026
Supporting Docs	LIGHTING STRATEGY	REV P02	24.11.2026

Following the above considerations it is considered permission can be granted.

Case Officer: Sam Whitehouse	Date: 03/09/2026
Authorising Officer: Adrian Smith	Date: 04/09/2026