



Planning Statement

Erection of new dwelling (Outline permission – access & layout)

**Land to the rear of Woodlawns, High Street,
Partridge Green**

prepared by

WPS Planning

Planning Statement
Woodlawns



Prepared by:	Doug Wright
Date:	July 2026
Project Number:	163/2026



Contents

1.0 INTRODUCTION	1
2.0 SITE AND SURROUNDING AREA	2
3.0 PLANNING HISTORY OF THE SITE	4
4.0 THE PROPOSAL	6
5.0 PLANNING POLICY	9
6.0 PLANNING ASSESSMENT	1
7.0 CONCLUSION	34

1.0 INTRODUCTION

- 1.1 WPS Planning has been instructed to submit an outline planning application seeking permission for the erection of one detached dwelling on land to the rear of Woodlawn, High Street, Partridge Green. The application seeks approval of access and layout only, with the matters of appearance, scale and landscaping reserved for subsequent approval through a Reserved Matters application. The submitted drawings demonstrate that the site is capable of accommodating a high-quality detached dwelling together with associated parking, turning and private amenity space whilst respecting the character of the surrounding area and the amenities of neighbouring occupiers.
- 1.2 The proposal has been carefully conceived to make effective use of an under-utilised parcel of land within an established residential setting. The development represents a logical infill opportunity that is closely related to existing residential development and utilises the existing access serving Woodlawn, thereby minimising the need for additional infrastructure or alterations to the surrounding highway network. The proposal has been designed to integrate naturally within the established pattern of development and reflects the spacious plot sizes that characterise this part of Partridge Green.
- 1.3 By submitting the application in outline form, the Applicant seeks to establish the principle of residential development together with the suitability of the proposed access arrangements and layout. This approach provides flexibility in the detailed design process, allowing the final appearance, scale and landscaping of the dwelling to be refined through a Reserved Matters application whilst ensuring that the Local Planning Authority retains full control over the detailed design of the development.
- 1.4 The National Planning Policy Framework places significant emphasis upon delivering sustainable development, making effective use of land and increasing the supply of homes. The proposal responds positively to these objectives by delivering an additional dwelling within an established settlement where future

occupants will benefit from convenient access to local services, facilities and public transport. The proposal therefore represents an appropriate and sustainable form of development that makes efficient use of available land without resulting in unacceptable planning impacts.

- 1.5 This Planning Statement demonstrates that the proposal accords with the National Planning Policy Framework, the adopted Horsham District Planning Framework and other relevant planning policy considerations. It concludes that the proposal represents sustainable development which will contribute positively towards local housing provision whilst preserving the character and appearance of the surrounding area and protecting neighbouring residential amenity. Planning permission should therefore be granted.

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site comprises land to the rear of Woodlawn, High Street, Partridge Green. The site forms part of an established residential curtilage and occupies a well-contained parcel of land situated behind the existing frontage development along High Street. The site is surrounded by residential properties and their associated gardens, creating a distinctly domestic environment that is visually and functionally related to the existing settlement.
- 2.2 Access to the site is obtained via the existing driveway serving Woodlawn from High Street. The submitted layout demonstrates that this access is capable of serving both the existing dwelling and the proposed new dwelling whilst providing appropriate parking and turning facilities within the site. The proposal therefore makes efficient use of existing infrastructure and avoids the need for the creation of an additional vehicular access onto the public highway.
- 2.3 The surrounding area is characterised by detached and semi-detached dwellings set within relatively generous plots. Although there is variety in architectural style, scale and age of development, the prevailing character is one of spacious residential development with mature garden boundaries and

soft landscaping contributing positively to the appearance of the locality. Adjacent properties include Woodlawn, 55 High Street, Tumblers and Rocheath, all of which are established residential dwellings.

- 2.4 The application site benefits from an enclosed and relatively discreet position behind the existing frontage development. Existing boundary treatments and surrounding residential development provide a strong sense of containment, ensuring that any future dwelling will be viewed within the context of the existing built form rather than appearing as isolated development extending into the wider countryside.
- 2.5 Partridge Green is recognised as one of the larger villages within Horsham District and provides a range of day-to-day services and facilities including shops, public houses, educational facilities, community buildings and public transport connections. The village is well connected to nearby settlements and provides future occupants with opportunities to access services without reliance upon private vehicles for every journey. The location therefore represents a sustainable location for modest residential development.
- 2.6 The submitted Site and Location Plan clearly illustrates that the application site forms part of the existing settlement pattern and is closely related to surrounding residential development. Similarly, the Proposed Site Plan demonstrates that a detached dwelling can be comfortably accommodated within the site whilst retaining adequate parking, turning space and private garden areas and maintaining appropriate separation from neighbouring properties.

3.0 PLANNING HISTORY

- 3.1 The application site forms part of the residential curtilage associated with Woodlawn, High Street, Partridge Green. The planning history of the site demonstrates that Horsham District Council has previously considered proposals for residential development on the land, with three planning applications submitted between 2004 and 2006. Whilst each of these applications was refused planning permission, the decisions provide an important planning context for the current proposal and have informed the design evolution of the scheme now before the Local Planning Authority.
- 3.2 Planning application DC/04/0743 sought planning permission for the erection of one dwelling on land to the rear of Woodlawn. The application was refused by Horsham District Council in June 2004. The delegated officer's report for the subsequent application confirms this planning history and records the earlier refusal as part of the site's planning background.
- 3.3 A revised proposal was subsequently submitted under application DC/05/0858, seeking planning permission for the erection of one dwelling at Woodlawn, High Street, Partridge Green. The application was refused planning permission on 29 June 2005. The reasons for refusal related principally to the detailed siting and design of the proposed dwelling, which was considered to appear out of character with surrounding development and to have an unacceptable impact upon neighbouring residential amenity through loss of outlook. The Council also considered that the proposal provided inadequate private amenity space for future occupiers, resulting in an overdeveloped and cramped form of development. In addition, the application failed to make provision for the necessary planning obligations that were required under the planning policy framework operating at that time.
- 3.4 Following the refusal of application DC/05/0858, a further revised scheme was submitted under application DC/06/0864 for the erection of one dwelling on land

to the rear of Woodlawn. The revised proposal was again refused planning permission on 25 May 2006. The accompanying delegated officer's report confirms that the principal concerns remained the relationship of the proposed dwelling with neighbouring residential properties, the effect upon the character of the surrounding area and the quality of the residential environment that would be created for future occupiers. In particular, concerns were raised regarding the siting of the dwelling within the north-west corner of the site, the limited depth of neighbouring rear gardens, the potential for overlooking and loss of outlook, and the inadequate provision of private amenity space. The report also records that the previous application had attracted no objection from the County Surveyor subject to appropriate conditions and planning obligations, indicating that highway matters were not the primary issue.

- 3.5 The current application has been prepared having careful regard to the previous planning history and, in particular, the issues identified by the Local Planning Authority in determining the earlier applications. The proposal differs fundamentally from the previous schemes in that it is submitted in outline with only access and layout for approval at this stage. Matters relating to appearance, scale and landscaping are reserved for subsequent approval, thereby enabling the detailed design of the dwelling to be developed in consultation with the Local Planning Authority through a Reserved Matters application.
- 3.6 The submitted layout demonstrates that the site is capable of accommodating a single detached dwelling together with appropriate parking, turning facilities and private amenity space whilst respecting the established pattern of development and maintaining an appropriate relationship with neighbouring residential properties. Unlike the previous full applications, the current proposal does not seek approval of the detailed architectural design of the dwelling. Instead, it establishes an appropriate development envelope and confirms that the site can accommodate one dwelling in principle without prejudicing the ability to secure a high-quality design through the Reserved Matters process.

- 3.7 It is also important to recognise that the planning policy context has changed significantly since the previous applications were determined. The earlier decisions were made under the provisions of the West Sussex Structure Plan 2001–2016 and the Horsham District Local Plan 1997. Those policy documents have since been replaced by the National Planning Policy Framework and the adopted Horsham District Planning Framework, which place considerable emphasis on achieving sustainable development, making effective use of land and significantly boosting the supply of housing. Consequently, whilst the previous refusals remain material considerations, they must be assessed in the context of the current policy framework and the materially different form of development now proposed.
- 3.8 Accordingly, the previous planning history should not be viewed as establishing an in-principle objection to residential development on the site. Rather, it identifies a series of detailed design and amenity concerns associated with earlier full applications. The current outline proposal has been specifically prepared having regard to those historic issues and provides the Local Planning Authority with the opportunity to establish the principle of one dwelling whilst retaining full control over the detailed appearance, scale and landscaping of the development through the Reserved Matters process. As such, the previous planning history has positively informed the evolution of the current proposal and should be afforded appropriate, but not determinative, weight in the assessment of this application.

4.0 THE PROPOSAL

- 4.1 This application seeks outline planning permission for the erection of one detached dwelling on land to the rear of Woodlawn, High Street, Partridge Green. The application has been submitted in outline with access and layout for approval at this stage, whilst the matters of appearance, scale and landscaping are reserved for subsequent consideration through a Reserved Matters application.

- 4.2 The submitted drawings establish that the site is capable of accommodating a high-quality detached dwelling together with associated parking, turning facilities and private amenity space whilst respecting the established pattern of development within the locality. The proposed layout has been carefully considered to ensure that the development sits comfortably within the site and maintains appropriate relationships with neighbouring residential properties.
- 4.3 Access to the proposed dwelling will be taken from the existing driveway serving Woodlawn from High Street. The proposal therefore makes use of an established vehicular access rather than requiring the creation of a new access onto the public highway. The submitted layout demonstrates that suitable parking and turning facilities can be provided within the site, allowing vehicles to enter and leave in a forward gear. This approach represents an efficient use of existing infrastructure and minimises alterations to the surrounding highway network.
- 4.4 The layout submitted as part of the application illustrates the proposed siting of the dwelling within the northern part of the site, together with an adjoining driveway, parking area and private garden. The arrangement provides an appropriate level of separation from surrounding residential properties whilst ensuring that the development integrates naturally with the established grain of development in the immediate vicinity. The layout also demonstrates that adequate private outdoor amenity space can be achieved for future occupiers.
- 4.5 As this is an outline application, the detailed architectural design of the dwelling is not proposed for approval at this stage. Matters relating to the appearance of the building, its detailed scale, external materials, landscaping and boundary treatments will be addressed through a future Reserved Matters application. Nevertheless, the indicative building footprint shown on the submitted layout confirms that a dwelling of an appropriate size can be accommodated without resulting in overdevelopment of the site.
- 4.6 The reserved matters process will enable the detailed design of the dwelling to

respond positively to the character of the surrounding area. The intention is that the dwelling will reflect the varied architectural character of High Street whilst incorporating high-quality materials and detailing appropriate to its village setting. Landscaping proposals will similarly be designed to reinforce the established verdant character of the locality through the retention and enhancement of existing boundary planting together with additional soft landscaping where appropriate.

- 4.7 The proposal has been designed to make efficient use of an under-utilised parcel of land within an established residential environment. The development utilises existing access arrangements, remains closely related to surrounding dwellings and does not extend the built form into open countryside. It therefore represents a logical and sustainable form of residential infill development that complements the existing settlement pattern.
- 4.8 Importantly, the proposal is limited to the provision of a single dwelling and has been designed to ensure that the amenities of neighbouring occupiers are protected. The submitted layout demonstrates that adequate spacing can be maintained between the proposed dwelling and surrounding properties, thereby avoiding unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or overbearing effects. Detailed design considerations will be fully addressed through the Reserved Matters application.
- 4.9 Overall, the proposal represents a well-considered and proportionate form of residential development which makes effective use of an available residential site whilst respecting the character of the surrounding area. The submitted Site and Location Plan (Drawing No. 163/2026/1) and Proposed Site Plan (Drawing No. 163/2026/2) demonstrate that the site can comfortably accommodate the proposed development together with suitable access, parking, turning and amenity space, thereby establishing that the principle of development and the proposed layout are acceptable.

5.0 PLANNING POLICY

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan making and decision taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 5.2 Sustainable development is seen within the NPPF as having three roles, namely an economic, social and environmental role which should be a golden thread running through both plan making and decision taking.
- 5.3 The following sections within the NPPF (2024) are important factors in the assessment of the proposal:
- Section 5 - Delivering a sufficient supply of homes
 - Section 11 – Making effective use of land
 - Section 12 – Achieving well-designed places

Local Plan

- 5.4 In terms of the local planning policy context for the Application Site, the adopted Development Plan for the Horsham District is composed of the following relevant documents:
- Horsham District Planning Framework (HDPF) – Adopted November 2015.
 - Policy 1 - Sustainable Development

Planning Statement Woodlawns

- Policy 2 – Strategic Development
- Policy 3 – Development Hierarchy
- Policy 15 - Housing Provision
- Policy 32 – The Quality of New Development
- Policy 33 – Development Principles
- Policy 41 – Parking
- Horsham District Local Plan (2023-40) (Regulation 19)
 - Policy 19: Development Quality
 - Policy 20: Development Principles
 - Policy 24 – Sustainable Transport
 - Policy 25 – Parking
 - Policy 37 – Housing Provision
- West Grinstead Neighbourhood Plan (2019-2031)
 - Policy Housing – Aim 2
 - Policy Transport – Aim 3 & 4

6.0 PLANNING ASSESSMENT

Principle of Development

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The principal material consideration in the determination of this application is the National Planning Policy Framework (NPPF), which establishes the Government's planning policies for England and provides the overarching framework against which planning applications should be assessed. The Framework promotes a positive and proactive approach to decision making and seeks to ensure that planning decisions contribute towards the achievement of sustainable development.
- 6.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development, confirming that planning decisions should approve development proposals that accord with an up-to-date development plan without delay. The Framework recognises that sustainable development has three overarching objectives comprising economic, social and environmental roles, all of which are interdependent and should be pursued in mutually supportive ways. The proposal has been developed having regard to each of these objectives by delivering an additional dwelling within an established settlement, making efficient use of available land and ensuring that environmental and amenity considerations are appropriately addressed.
- 6.3 The Government continues to place significant weight upon the delivery of new housing. Paragraph 60 of the NPPF confirms that the planning system should significantly boost the supply of homes, whilst Paragraph 61 requires planning decisions to ensure that the size, type and tenure of housing needed for different groups within the community is reflected in new development. Although the current proposal relates to the provision of a single dwelling, the Framework recognises that smaller sites make an important contribution towards housing delivery and provide flexibility within the overall housing supply. Indeed,

Paragraph 70 expressly encourages local planning authorities to support the development of windfall sites through their decision-making where they are well designed and consistent with the prevailing strategy for the area.

- 6.4 The NPPF also promotes the effective use of land. Paragraph 129 advises that planning decisions should support development that makes efficient use of land whilst maintaining high standards of design, safeguarding residential amenity and responding positively to local character. The Framework does not seek to maximise development regardless of context but instead encourages proposals that make the optimum use of available land having regard to the form, character and appearance of the surrounding area. This proposal reflects those objectives by making productive use of an under-utilised parcel of residential land whilst maintaining the spacious pattern of development that characterises this part of Partridge Green.
- 6.5 At the local level, the adopted Horsham District Planning Framework (HDPF) forms the statutory Development Plan for the area. Policy 1 seeks to deliver sustainable development by balancing social, economic and environmental considerations and ensuring that development contributes positively towards the long-term sustainability of the District. Policy 2 establishes the strategic approach to accommodating development, whilst Policy 3 sets out the District's settlement hierarchy and directs development towards sustainable settlements capable of supporting additional growth. Policy 15 supports the delivery of new housing to meet identified needs, whilst Policies 32 and 33 require all new development to achieve a high standard of design and to integrate successfully with its surroundings without causing unacceptable harm.
- 6.6 The application site comprises land situated to the rear of Woodlawn, High Street, Partridge Green, forming part of an established residential curtilage within the existing built form of the village. The Site and Location Plan illustrates that the land is surrounded by existing residential development, including Woodlawn, Rocheath, Tumblers and neighbouring dwellings fronting High

Street. As such, the site forms part of a well-established residential environment and is physically, visually and functionally related to the existing settlement. It is not an isolated parcel of land within the countryside nor does it represent an encroachment into undeveloped agricultural land. Rather, it constitutes a logical opportunity for the sensitive redevelopment of land already associated with residential use.

- 6.7 The proposal seeks outline planning permission for the erection of one detached dwelling only. Access and layout are submitted for approval at this stage, whilst appearance, scale and landscaping are reserved matters. The submitted Proposed Site Plan demonstrates that the site is capable of accommodating a detached dwelling together with associated parking, turning facilities and private amenity space whilst maintaining an appropriate relationship with surrounding residential properties. The proposed layout has been carefully considered to ensure that the site is not overdeveloped and that the development reflects the established grain of the surrounding residential area.
- 6.8 The planning history of the site is also a material consideration. Horsham District Council previously considered proposals for the erection of a dwelling under application references DC/04/0743, DC/05/0858 and DC/06/0864, all of which were refused. The delegated officer's report for application DC/06/0864 confirms that the earlier proposals related to the erection of dwellings on land to the rear of Woodlawn and identifies the principal concerns as being the relationship of the proposed dwelling with neighbouring properties, its effect upon the character of the area, the limited provision of private amenity space and the resulting living conditions for future occupiers.
- 6.9 Those earlier refusals were determined almost twenty years ago under the West Sussex Structure Plan and the Horsham District Local Plan 1997. Since that time the national planning policy context has changed significantly, with the National Planning Policy Framework placing considerable emphasis upon boosting housing supply, making effective use of land and achieving well-

designed places. Importantly, the current application does not seek approval of the detailed building design that formed the basis of the earlier refusals. Instead, it seeks outline planning permission with only access and layout for approval, thereby allowing the detailed appearance, scale and landscaping to be considered separately through a Reserved Matters application. This approach enables the Local Planning Authority to retain detailed control over the design of the dwelling whilst establishing that the site is capable of accommodating one dwelling in principle.

- 6.10 The principle of developing land within an existing residential setting is well established in national planning policy. The proposal represents an efficient use of previously developed residential land and utilises existing infrastructure including the established vehicular access from High Street. The development can therefore be accommodated without the need for significant new infrastructure or the extension of public services. Existing highway access, utility connections and local facilities are already available to serve the proposed dwelling, ensuring that development can be achieved in a sustainable and proportionate manner.
- 6.11 Whilst modest in scale, the proposal will nevertheless contribute positively towards the District's housing supply. It is recognised that the cumulative contribution made by small sites forms an important element of national housing delivery, particularly within sustainable settlements where development can be accommodated without significant environmental harm. The proposal therefore aligns with the Government's objective of increasing housing supply through the delivery of well-designed windfall development in appropriate locations.
- 6.12 The application also represents an appropriate balance between the efficient use of land and the protection of local character. The proposal does not seek to maximise the development potential of the site at the expense of neighbouring amenity or environmental quality. Instead, a single dwelling is proposed on a plot capable of accommodating development comfortably, retaining appropriate

spacing to surrounding dwellings and allowing generous areas for parking, turning and private amenity space. This restrained approach reflects the prevailing pattern of development within the locality and ensures that the proposal will integrate naturally within its surroundings.

- 6.13 The proposal is further distinguished by the fact that it makes use of an existing access arrangement. Rather than creating an additional point of access onto High Street, the development will utilise the existing driveway serving Woodlawn. This not only reduces engineering works but also limits changes to the established street scene and represents a sustainable use of existing infrastructure. The submitted layout confirms that sufficient space exists within the site to provide parking and turning facilities appropriate for a dwelling of the scale envisaged.
- 6.14 As this is an outline application, the Local Planning Authority retains control over the detailed design of the proposed dwelling through the subsequent Reserved Matters process. Appearance, scale and landscaping will therefore be considered in detail following the establishment of the principle of development. This approach ensures that the Authority will be able to secure a building of high architectural quality that responds positively to the character of High Street whilst preserving the amenities of neighbouring occupiers. The outline application therefore establishes that the site is capable of accommodating appropriate residential development whilst allowing the detailed design to evolve through future discussions with the Local Planning Authority.
- 6.15 The proposal is entirely consistent with the objectives of sustainable development contained within the NPPF. Economically, it will support investment in the local construction sector and generate expenditure within local businesses through the occupation of an additional dwelling. Socially, it contributes towards meeting housing needs within a sustainable village location and reinforces the vitality of the local community. Environmentally, the proposal makes efficient use of an existing residential site, avoids unnecessary

encroachment into the countryside and provides the opportunity to deliver a high-quality dwelling with appropriate landscaping and biodiversity enhancements through the Reserved Matters process.

- 6.16 When considered against the Development Plan as a whole, there is no policy objection to the principle of the proposed development. The site occupies a sustainable location within the existing settlement, the proposal represents a modest and proportionate form of residential infill development, and the submitted layout demonstrates that one detached dwelling can be accommodated without resulting in overdevelopment or unacceptable planning impacts. The proposal therefore accords with the presumption in favour of sustainable development contained within the National Planning Policy Framework and is consistent with the objectives of Policies 1, 2, 3, 15, 32 and 33 of the Horsham District Planning Framework. Accordingly, the principle of the proposed development is considered to be acceptable.

Sustainable Location

- 6.17 The National Planning Policy Framework recognises that achieving sustainable development is the overarching purpose of the planning system. Paragraph 8 identifies the three interdependent objectives of sustainable development, namely economic, social and environmental objectives, whilst Paragraph 96 seeks to promote healthy and sustainable communities by ensuring that development is located where existing services and facilities are available. Paragraph 110 further requires planning decisions to give priority to developments located where opportunities exist to promote walking, cycling and the use of public transport, thereby reducing reliance on the private motor car where possible.
- 6.18 At the local level, Policy 1 of the Horsham District Planning Framework seeks to deliver sustainable development by ensuring that development contributes positively towards the economic, social and environmental wellbeing of the District. Policy 3 establishes the District's settlement hierarchy and directs new

development towards settlements capable of accommodating growth in a sustainable manner. Collectively, these policies seek to ensure that new residential development is located where future occupiers have convenient access to employment opportunities, community facilities, public transport and day-to-day services.

- 6.19 The application site occupies a sustainable location within the established settlement of Partridge Green. The site lies within an existing residential environment and is closely related to the built form of the village. Unlike isolated countryside development, the proposal forms part of an established pattern of residential development and will utilise existing infrastructure and community facilities that are already available within the village.
- 6.20 Partridge Green functions as one of the larger villages within Horsham District and provides a range of facilities that meet the day-to-day needs of residents. These include local convenience shopping, educational facilities, places of worship, public houses, community buildings, recreational facilities and public open space. The village also benefits from regular public transport services connecting residents to Horsham, Henfield, Steyning and surrounding settlements, providing opportunities to access a wider range of employment, retail and leisure facilities.
- 6.21 Future occupiers of the proposed dwelling will therefore be able to access many everyday services on foot or by bicycle, with opportunities to utilise public transport for longer journeys. The proposal is therefore consistent with the objectives of the NPPF which seek to reduce the need to travel whilst recognising that opportunities to maximise sustainable transport will vary between urban and rural areas.
- 6.22 Importantly, the proposal does not require the creation of a new residential enclave or isolated form of development. Instead, it represents the completion of an existing residential plot within the established settlement pattern. The site is enclosed by existing dwellings and forms part of the wider residential

character of High Street. Consequently, future occupants will become integrated into the existing community and will benefit from the social and economic advantages associated with living within an established village.

- 6.23 The proposal will also support the continued vitality and viability of local services. Whilst the development comprises only a single dwelling, it is recognised that small-scale developments collectively make an important contribution towards sustaining village shops, schools, public houses and community facilities. Additional resident expenditure within the local economy assists in maintaining the long-term vitality of rural settlements, which is an objective strongly supported by national planning policy.
- 6.24 From an environmental perspective, the proposal represents an efficient use of land that is already associated with residential use. It avoids unnecessary encroachment into undeveloped countryside, makes use of existing infrastructure and minimises the need for significant engineering works. The existing access arrangements, utility services and surrounding highway network are already established, ensuring that the development can be accommodated with limited environmental impact.
- 6.25 The social benefits of the proposal should also be afforded weight in the planning balance. The development will provide an additional family dwelling within a sustainable location, contributing towards housing choice within the village whilst reinforcing the established residential community. Future occupiers will benefit from convenient access to existing services, facilities and recreational opportunities, thereby promoting healthy and sustainable patterns of living.
- 6.26 Overall, the proposal occupies a highly sustainable location within the existing built form of Partridge Green. It accords with the objectives of the National Planning Policy Framework by locating new residential development where services, facilities and infrastructure already exist and where future residents can enjoy convenient access to a range of everyday needs. The proposal

therefore complies with the objectives of Paragraphs 8, 96 and 110 of the NPPF together with Policies 1 and 3 of the Horsham District Planning Framework.

Layout and Design Principles

- 6.27 Chapter 12 of the National Planning Policy Framework confirms that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to the planning system. Paragraph 135 advises that planning decisions should ensure developments function well, add to the overall quality of an area, are visually attractive, sympathetic to local character and create places that are safe, inclusive and accessible. Paragraph 139 further advises that development should maintain a strong sense of place whilst responding positively to the defining characteristics of the local area.
- 6.28 At the local level, Policy 32 of the Horsham District Planning Framework requires new development to achieve a high standard of design that respects local character and distinctiveness. Policy 33 requires development to respond appropriately to the scale, density, layout and appearance of its surroundings whilst safeguarding residential amenity and ensuring that proposals function successfully over the long term. These policies recognise that good design is about far more than architectural appearance and extends to the overall arrangement of buildings, spaces, access and landscaping.
- 6.29 This application has been submitted in outline form with layout and access for determination at this stage, whilst appearance, scale and landscaping are reserved matters. Accordingly, the principal design consideration at this stage is whether the submitted layout demonstrates that the site is capable of accommodating an appropriately designed dwelling without prejudice to neighbouring amenity or the character of the area.
- 6.30 The Proposed Site Plan demonstrates that the site can comfortably accommodate a single detached dwelling together with associated parking, turning facilities and private amenity space. The proposed building has been

positioned to respect existing site boundaries and neighbouring properties, ensuring that development remains well contained within the plot and avoids any perception of overdevelopment. The layout has been informed by the shape of the site, existing access arrangements and the prevailing pattern of surrounding development.

- 6.31 A key strength of the proposal is its simplicity. Rather than seeking to maximise the number of units that could potentially be accommodated, the application proposes only a single dwelling on a generous plot. This restrained approach allows sufficient space to be retained around the building for landscaping, parking, circulation and private garden areas. As a consequence, the proposed development reflects the spacious residential character that is evident throughout this part of High Street.
- 6.32 The proposed layout also demonstrates a logical relationship between the existing dwelling at Woodlawn and the proposed new dwelling. Shared access arrangements are utilised efficiently whilst maintaining an appropriate degree of independence between the two properties. Adequate space is available for parking and vehicle manoeuvring, ensuring that the development functions effectively whilst avoiding unnecessary conflict between vehicles and pedestrians.
- 6.33 The submitted layout has also been informed by the planning history of the site. The previous schemes considered under applications DC/04/0743, DC/05/0858 and DC/06/0864 proposed larger dwellings positioned in a manner that resulted in concerns regarding overlooking, loss of outlook, overbearing impact and inadequate private amenity space. The current layout has been prepared having regard to those historic concerns and demonstrates that a more appropriate form of development can be achieved. By seeking approval only of the layout at this stage, the application establishes an appropriate development envelope whilst allowing the detailed design, height, massing, window arrangement and landscaping to be refined through the Reserved Matters process. This

significantly reduces the concerns that arose in relation to the earlier proposals and provides the Local Planning Authority with greater flexibility to secure a high-quality design outcome.

- 6.34 Although appearance and scale are reserved matters, the submitted layout clearly establishes that a dwelling of appropriate proportions can be accommodated within the site. The Reserved Matters application will provide the Local Planning Authority with the opportunity to consider detailed architectural design, external materials, roof form, fenestration, landscaping and boundary treatments. This staged approach is entirely consistent with the purpose of outline planning applications and allows detailed design to evolve following the establishment of the principle of development.
- 6.35 The proposed layout has also been designed with future residential amenity in mind. Sufficient separation distances are maintained between the proposed dwelling and surrounding properties to ensure that detailed design can be progressed without resulting in unacceptable overlooking, loss of privacy, overshadowing or overbearing impacts. Similarly, generous private garden areas are available to provide a high standard of amenity for future occupants.
- 6.36 The proposal provides flexibility for the incorporation of sustainable design measures through the Reserved Matters stage. Detailed consideration can be given to building orientation, energy efficiency, sustainable drainage, biodiversity enhancements and landscaping to ensure that the final scheme reflects current best practice in residential design whilst responding positively to the physical characteristics of the site.
- 6.37 Overall, the submitted layout demonstrates that the site is capable of accommodating a well-designed detached dwelling that responds appropriately to the opportunities and constraints of the site. The proposal avoids overdevelopment, respects the established grain of surrounding residential development and provides a clear framework for the preparation of a high-quality Reserved Matters application. It therefore accords with the design

objectives of Chapter 12 of the National Planning Policy Framework together with Policies 32 and 33 of the Horsham District Planning Framework.

Character and Appearance

- 6.38 Chapter 12 of the National Planning Policy Framework places great importance upon achieving well-designed places and confirms that good design is a fundamental aspect of sustainable development. Paragraph 135 states that planning decisions should ensure developments are visually attractive as a result of good architecture, layout and appropriate landscaping, are sympathetic to local character, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change. Paragraph 139 further advises that development should maintain a strong sense of place by responding positively to local character, landscape setting and the identity of the surrounding area.
- 6.39 At the local level, Policy 32 of the Horsham District Planning Framework requires all development to achieve a high standard of design which contributes positively to the distinctive character of the District. Policy 33 requires development proposals to respond appropriately to the scale, density, height, massing, layout and appearance of surrounding development whilst protecting the character and appearance of the locality. Although the application is submitted in outline with appearance, scale and landscaping reserved for subsequent approval, it remains necessary to demonstrate that the proposed layout establishes an appropriate basis for future development and that the site is capable of accommodating a dwelling without causing harm to the established character of the area.
- 6.40 The application site occupies a discreet position to the rear of Woodlawn within an established residential environment. The surrounding area is characterised by detached dwellings set within relatively generous plots, interspersed with mature trees, hedgerows and established garden planting. Whilst there is a variety of architectural styles, building ages and external materials throughout

High Street, the prevailing character is one of spacious residential development with buildings set comfortably within their plots and separated by landscaped boundaries. This creates an attractive and informal village character that has evolved incrementally over time rather than through comprehensive estate development.

- 6.41 The proposal has been carefully developed having regard to these existing characteristics. Rather than introducing an intensive form of development, the application seeks permission for a single detached dwelling only. The submitted layout demonstrates that the proposed dwelling can be accommodated comfortably within the site whilst maintaining generous areas of open space around the building. This ensures that the spacious pattern of development which characterises this part of Partridge Green is preserved and that the proposal does not appear cramped or overdeveloped.
- 6.42 The site benefits from a high degree of visual containment. Existing residential properties and mature boundary treatments largely enclose the site, limiting opportunities for wider public views. Consequently, the proposed dwelling will be experienced primarily within the context of the surrounding residential development rather than as a prominent or isolated feature within the wider landscape. The proposal therefore represents a natural continuation of the existing built form rather than an extension of development into open countryside.
- 6.43 As appearance and scale are reserved matters, the Local Planning Authority will retain full control over the detailed design of the dwelling through the Reserved Matters application. Matters including the architectural style, external materials, roof form, fenestration, boundary treatments and detailed landscaping will all be subject to future approval. This provides an opportunity to ensure that the final design responds positively to the varied architectural character of High Street whilst delivering a high-quality contemporary dwelling that complements its surroundings.

- 6.44 The flexibility afforded by the outline process is an important consideration. The submitted layout establishes that the site is capable of accommodating a dwelling of appropriate proportions without prejudicing neighbouring properties or the wider character of the area. The Reserved Matters application will enable detailed discussions with the Local Planning Authority regarding the most appropriate architectural response to the site, ensuring that the final design achieves a high standard of design quality consistent with national and local planning policy.
- 6.45 The proposal will also preserve the established pattern of development within the locality. Existing properties are generally set within spacious plots with generous areas of private garden and soft landscaping. The submitted layout follows this established approach by providing ample space around the proposed dwelling for landscaping, parking and private amenity areas. The proposal therefore reinforces rather than erodes the existing character of the area.
- 6.46 The introduction of a single dwelling on this site will not materially alter the visual character of the locality. The proposal represents a modest addition to an existing residential area and is of a scale that is entirely consistent with surrounding development. The submitted layout demonstrates that the site can comfortably accommodate the proposed development without resulting in a harmful increase in building density or an erosion of the spacious character that distinguishes this part of High Street.
- 6.47 Overall, the proposal establishes an appropriate framework for the future delivery of a high-quality dwelling that will integrate successfully within its surroundings. The proposed development respects the established settlement pattern, makes efficient use of land within the existing built form of the village and provides the opportunity to secure a well-designed building through the Reserved Matters process. Accordingly, the proposal accords with the objectives of Chapter 12 of the National Planning Policy Framework together

with Policies 32 and 33 of the Horsham District Planning Framework.

Residential Amenity

- 6.48 Paragraph 135(f) of the National Planning Policy Framework requires planning decisions to create places that provide a high standard of amenity for both existing and future users. Good design extends beyond visual appearance and includes ensuring that new development does not result in unacceptable impacts upon neighbouring occupiers through overlooking, overshadowing, loss of privacy, noise, disturbance or an overbearing relationship. The Framework seeks to ensure that development creates successful places in which people can live comfortably whilst respecting the living conditions of surrounding residents.
- 6.49 These objectives are reflected within Policy 33 of the Horsham District Planning Framework, which requires all new development to protect the amenities of existing and future occupiers. Development proposals should avoid unacceptable impacts arising from overlooking, dominance, overshadowing, loss of daylight, noise or other forms of disturbance, whilst also ensuring that future occupants benefit from a satisfactory standard of accommodation and private amenity space.
- 6.50 The application has been designed from the outset with residential amenity as a key consideration. The proposal relates to the erection of a single detached dwelling only, ensuring that the scale and intensity of development remain modest and proportionate to the size of the site. The submitted layout demonstrates that the proposed dwelling can be positioned comfortably within the plot whilst maintaining appropriate separation distances from neighbouring residential properties.
- 6.51 The surrounding area is characterised by relatively generous residential plots and this provides an important context for the assessment of the proposal. The proposed layout reflects this established pattern by retaining sufficient space

between the proposed dwelling and neighbouring properties. The result is a development that sits comfortably within its surroundings and avoids the close relationships that can often give rise to unacceptable amenity impacts.

- 6.52 As appearance and scale are reserved matters, the detailed design of the dwelling has not yet been finalised. This allows the Local Planning Authority to consider matters such as building height, roof form, window positions and architectural detailing through the Reserved Matters application. Consequently, there will be ample opportunity to ensure that the final design safeguards neighbouring residential amenity and responds appropriately to the specific relationships with adjoining properties.
- 6.53 The submitted layout clearly demonstrates that there is sufficient flexibility within the site to accommodate a dwelling capable of meeting normal design standards without creating unacceptable overlooking or loss of privacy. Window positions can be carefully arranged at the Reserved Matters stage to minimise direct views towards neighbouring gardens or habitable room windows. Likewise, the final design can incorporate appropriate landscaping and boundary treatments to reinforce privacy where necessary.
- 6.54 Given the generous dimensions of the plot and the separation available to surrounding dwellings, it is not considered that the proposal would give rise to unacceptable overshadowing or loss of daylight. The outline application establishes only the principle of development and the proposed layout, with the detailed massing and height of the building to be determined at the Reserved Matters stage. This enables any potential impacts to be fully assessed and addressed through the detailed design process.
- 6.55 The proposal is also unlikely to generate significant additional noise or disturbance. The development comprises a single family dwelling and will therefore generate activity comparable with that associated with surrounding residential properties. Vehicle movements associated with one additional dwelling will be limited and will not materially alter the existing residential

character of the locality. The proposal therefore represents a continuation of the established residential use of the area rather than the introduction of a more intensive or incompatible land use.

- 6.56 Future occupiers of the proposed dwelling will themselves benefit from a high standard of residential amenity. The submitted layout demonstrates that adequate private garden space, off-street parking and vehicle turning facilities can all be accommodated within the site. The proposed arrangement provides the opportunity for a well-designed dwelling with attractive private outdoor space and a pleasant residential environment consistent with modern expectations for family housing.
- 6.57 In summary, the proposal has been carefully planned to safeguard the living conditions of both existing and future occupiers. The outline nature of the application provides additional flexibility to refine the detailed design through the Reserved Matters process, ensuring that the final development achieves an appropriate relationship with neighbouring properties. The proposal therefore accords with Paragraph 135 of the National Planning Policy Framework and Policy 33 of the Horsham District Planning Framework by providing a high standard of residential amenity whilst avoiding unacceptable impacts upon surrounding occupiers.

Access, Highway Safety and Parking

- 6.58 Section 9 of the National Planning Policy Framework seeks to promote sustainable transport whilst ensuring that safe and suitable access can be achieved for all users. Paragraph 115 advises that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe. The Framework therefore adopts a proportionate approach, recognising that modest developments should be assessed having regard to their likely impacts rather than applying unnecessary restrictions to otherwise sustainable proposals.

- 6.59 At the local level, Policy 40 of the Horsham District Planning Framework seeks to promote sustainable transport and accessibility, whilst Policy 41 requires development proposals to provide safe vehicular access together with appropriate parking and manoeuvring facilities. These policies seek to ensure that new development can be accommodated without compromising highway safety or creating unacceptable parking pressures.
- 6.60 Access is one of the matters submitted for approval as part of this outline application. The proposal has been specifically designed to utilise the existing vehicular access serving Woodlawn from High Street rather than requiring the formation of a new access onto the public highway. This represents an efficient use of existing infrastructure and minimises engineering works, preserving the established character of the street frontage whilst avoiding unnecessary intervention within the highway network.
- 6.61 The submitted Proposed Site Plan demonstrates that the existing access is capable of serving both the existing dwelling and the proposed new dwelling. Adequate visibility is available at the access, and the modest increase in vehicle movements associated with one additional dwelling will not materially alter the operation of the access or the surrounding highway network. The proposal therefore makes effective use of an established means of access that has successfully served the existing residential use of the site.
- 6.62 The proposed layout also demonstrates that sufficient off-street parking and vehicle turning space can be accommodated within the site. This will allow vehicles to enter and leave the site in a forward gear, thereby reducing potential conflict with other highway users and ensuring the continued safe operation of the access. The provision of on-site parking also avoids any reliance upon on-street parking along High Street.
- 6.63 Given that the proposal relates to a single additional dwelling, the level of traffic generation will be extremely modest. Residential development of this scale is unlikely to generate vehicle movements of sufficient magnitude to have any

discernible impact upon highway capacity, junction operation or highway safety. The proposal therefore represents an entirely proportionate form of development within an established residential area where traffic associated with residential activity is already an established characteristic of the locality.

- 6.64 The application site also benefits from its location within the village of Partridge Green, where a range of everyday facilities are available within walking and cycling distance. Opportunities therefore exist for future occupiers to undertake a number of day-to-day journeys without reliance upon the private motor car, consistent with the objectives of the National Planning Policy Framework.
- 6.65 Overall, the proposal provides safe and suitable access, adequate parking and satisfactory manoeuvring arrangements. The modest scale of development will not result in unacceptable impacts upon highway safety or the operation of the surrounding road network. The proposal therefore accords with Paragraphs 114 and 115 of the National Planning Policy Framework together with Policies 40 and 41 of the Horsham District Planning Framework.

Landscaping, Trees and Biodiversity

- 6.66 Chapter 15 of the National Planning Policy Framework seeks to ensure that planning decisions contribute to and enhance the natural environment. Paragraph 187 requires planning decisions to minimise impacts on biodiversity and, wherever possible, secure measurable net gains for biodiversity. Paragraph 193 further requires planning decisions to recognise the wider benefits provided by trees, landscaping and green infrastructure, including their contribution towards visual amenity, climate resilience and ecological enhancement.
- 6.67 At the local level, Policies 30, 31, 32 and 33 of the Horsham District Planning Framework seek to protect the District's natural assets, encourage biodiversity enhancement and ensure that landscaping forms an integral component of high-quality design. Development should respond positively to existing landscape

features and, where appropriate, incorporate new planting to reinforce local character and improve environmental quality.

- 6.68 Landscaping is reserved for subsequent approval as part of the Reserved Matters application. Nevertheless, the submitted layout clearly demonstrates that the site retains generous areas capable of accommodating high-quality soft landscaping together with the retention and enhancement of existing boundary planting. The proposal therefore establishes an appropriate framework within which a comprehensive landscaping scheme can subsequently be developed.
- 6.69 Existing boundary vegetation contributes positively to the character of the site by providing enclosure and visual screening from neighbouring properties. It is anticipated that these established landscape features will be retained wherever practicable and supplemented by additional native planting to strengthen the landscaped setting of the proposed dwelling.
- 6.70 The Reserved Matters application will provide the opportunity to submit detailed proposals for hard and soft landscaping, including new trees, hedgerows, ornamental planting, boundary treatments and external surfacing materials. These measures will ensure that the completed development integrates successfully within its surroundings and reinforces the established residential character of the locality.
- 6.71 The proposal also provides opportunities to deliver biodiversity enhancements. These may include the incorporation of native planting, integrated bird and bat boxes, pollinator-friendly landscaping and other ecological measures appropriate to a development of this scale. Such enhancements are now commonplace within residential developments and can be incorporated without affecting the overall design or functionality of the scheme.
- 6.72 The development therefore has the potential not only to preserve the existing landscape character of the site but also to improve its ecological value through carefully considered planting and habitat creation. These matters will be

secured through the Reserved Matters process and any associated planning conditions.

- 6.73 Accordingly, the proposal accords with the environmental objectives of the National Planning Policy Framework together with Policies 30, 31, 32 and 33 of the Horsham District Planning Framework.

Planning Balance

- 6.74 Paragraph 11 of the National Planning Policy Framework establishes a presumption in favour of sustainable development and confirms that proposals which accord with the Development Plan should be approved without delay. Policy 1 of the Horsham District Planning Framework similarly seeks to achieve sustainable development through the balanced consideration of social, economic and environmental objectives.
- 6.75 As demonstrated throughout this Planning Statement, the proposal represents an appropriate form of residential development within an established settlement. The site forms part of the existing built environment of Partridge Green and is closely related to surrounding residential development. The proposal makes efficient use of an under-utilised parcel of residential land and utilises existing access arrangements and infrastructure without extending development into the surrounding countryside.
- 6.76 The proposal will deliver an additional dwelling within a sustainable village location, contributing towards the District's housing supply in accordance with the objectives of the National Planning Policy Framework. Whilst modest in scale, developments of this nature collectively make an important contribution towards meeting housing needs and supporting the vitality of rural settlements.
- 6.77 The submitted layout demonstrates that the site is capable of accommodating a detached dwelling together with appropriate parking, turning facilities, private amenity space and landscaping whilst maintaining satisfactory relationships with neighbouring properties. Matters relating to appearance, scale and

landscaping remain reserved, ensuring that the Local Planning Authority retains full control over the detailed design of the development through the Reserved Matters process.

- 6.78 The proposal will not result in unacceptable impacts upon the character or appearance of the locality, neighbouring residential amenity or highway safety. Existing access arrangements will be utilised, opportunities exist for biodiversity enhancement and the development is capable of complying with the Council's requirements relating to water neutrality and environmental protection.
- 6.79 The proposal delivers clear economic, social and environmental benefits. It will support local employment during construction, provide an additional family dwelling within a sustainable settlement, reinforce the vitality of village services and make efficient use of land within the existing built form of Partridge Green. These benefits are achieved without giving rise to significant planning harm.
- 6.80 The planning history of the site has been carefully considered as part of the planning balance. Whilst applications DC/04/0743, DC/05/0858 and DC/06/0864 were refused, those decisions do not preclude an acceptable form of development from coming forward. Rather, they identify specific design and amenity shortcomings associated with the earlier schemes. The delegated officer's assessment demonstrates that the previous refusals were driven principally by concerns relating to the scale, siting and relationship of the proposed dwellings with neighbouring properties, together with the quality of the resulting residential environment.
- 6.81 The current proposal has been prepared in response to that planning history. Unlike the previous full applications, the proposal is submitted in outline form with appearance, scale and landscaping reserved for subsequent approval. The application therefore allows the principle of one dwelling together with access and layout to be established whilst enabling the detailed design to be developed in consultation with the Local Planning Authority. This approach provides a significantly greater opportunity to address the concerns identified in the earlier

decisions and to secure a dwelling that integrates successfully with its surroundings whilst protecting neighbouring residential amenity.

- 6.82 Consequently, whilst the previous refusals remain material considerations, they should not be afforded determinative weight. The current application differs materially in both its form and scope, has been prepared against a substantially different national policy context and demonstrates that the site is capable of accommodating a well-designed dwelling without the adverse impacts identified in the earlier schemes. The previous planning history should therefore be viewed as informing the evolution of the proposal rather than indicating that residential development of the site is unacceptable in principle.
- 6.83 Having considered the proposal against the National Planning Policy Framework, the Horsham District Planning Framework and all other material planning considerations, it is concluded that the proposal represents sustainable development in its fullest sense. There are no material planning considerations that indicate planning permission should be withheld and the planning balance weighs decisively in favour of the grant of outline planning permission.

7.0 CONCLUSION

- 7.1 This application seeks outline planning permission for the erection of one detached dwelling on land to the rear of Woodlawn, High Street, Partridge Green, with approval sought for access and layout only. The matters of appearance, scale and landscaping are reserved for subsequent approval, thereby enabling the detailed design of the development to be considered through a future Reserved Matters application. The submitted drawings clearly demonstrate that the site is capable of accommodating a well-designed detached dwelling together with appropriate access, parking, turning facilities and private amenity space whilst respecting the established pattern of development within the locality.
- 7.2 This Planning Statement has demonstrated that the proposal represents an appropriate and sustainable form of residential development that accords with the objectives of the National Planning Policy Framework and the relevant policies of the Horsham District Planning Framework. The application site forms part of an established residential environment within the existing built form of Partridge Green and provides an opportunity to make effective use of an under-utilised parcel of residential land in a sustainable village location.
- 7.3 The planning history of the site has been carefully considered in the preparation of the current proposal. Applications DC/04/0743, DC/05/0858 and DC/06/0864 each sought planning permission for the erection of a dwelling on the site but were refused by Horsham District Council. The reasons for refusal related principally to the detailed design, siting and scale of the proposed dwellings, their relationship with neighbouring properties, the adequacy of private amenity space and the resulting impact upon the character of the area and residential amenity. The delegated officer's report for application DC/06/0864 confirms that these were the principal issues identified by the Local Planning Authority.
- 7.4 The current proposal differs fundamentally from those earlier schemes. Rather than seeking approval of a detailed building design, the application has been

submitted in outline form, with only access and layout for determination at this stage. The detailed appearance, scale and landscaping of the dwelling will be considered through a Reserved Matters application, thereby allowing the Local Planning Authority to retain full control over the final design. This approach provides the opportunity to ensure that the dwelling responds positively to the character of the area and addresses the detailed design concerns that formed the basis of the previous refusals.

- 7.5 Furthermore, the planning policy context has evolved considerably since the previous applications were determined almost twenty years ago. The current proposal falls to be assessed against the National Planning Policy Framework and the adopted Horsham District Planning Framework, both of which place significant emphasis upon the delivery of sustainable development, the efficient use of land and the provision of additional housing within sustainable settlements. The proposal responds positively to these objectives by delivering a modest addition to the District's housing stock within an established village, utilising existing infrastructure and avoiding unnecessary encroachment into the countryside.
- 7.6 The submitted layout demonstrates that the site is capable of accommodating a detached dwelling in a manner that respects the established pattern of development and safeguards the amenities of neighbouring occupiers. Adequate parking, turning space and private amenity areas can be provided, whilst the use of the existing vehicular access ensures that no unacceptable impacts upon highway safety will arise. The proposal also provides opportunities for high-quality landscaping, biodiversity enhancement and sustainable construction measures to be secured through the Reserved Matters process.
- 7.7 When considered as a whole, the proposal delivers clear social, economic and environmental benefits. It will contribute towards meeting local housing needs through the provision of an additional family dwelling, support the vitality of Partridge Green by increasing the resident population within the village and

make efficient use of an existing residential site. These benefits are achieved without giving rise to unacceptable harm to the character of the area, neighbouring residential amenity or the safe operation of the highway network.

- 7.8 Whilst the previous planning refusals remain material considerations, they should not be regarded as determinative of the current application. The present proposal has been informed by the site's planning history and has been prepared specifically to address the issues identified by the Local Planning Authority. It differs materially from the previous schemes in both its form and scope and should therefore be considered on its own planning merits within the context of the current Development Plan and national planning policy.
- 7.9 For the reasons set out within this Planning Statement, it is respectfully submitted that the proposal represents sustainable development in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the National Planning Policy Framework and the adopted Horsham District Planning Framework. The proposal makes effective use of an under-utilised residential site, provides an additional dwelling within a sustainable location and establishes an appropriate framework for the delivery of a high-quality development through the Reserved Matters process.
- 7.10 Having regard to all material planning considerations, including the site's planning history, it is concluded that the proposal accords with the Development Plan when read as a whole and that the benefits of the development clearly outweigh any perceived harm. Accordingly, it is respectfully requested that Horsham District Council grants outline planning permission for the erection of one dwelling on land to the rear of Woodlawn, High Street, Partridge Green.