



Planning, Design & Access Statement

Land North of 1 Jolesfield Cottages, Partridge
Green, Horsham RH13 8JT

Proposal for outline planning permission for the
development of land north of 1 Jolesfield for 9
new residential dwellings (Re-submission of
DC/26/0262)

August 2026 v2



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1. Introduction

- 1.1 Manorwood have been instructed to prepare an outline planning application for our client. The proposal seeks outline planning permission for the development of land north of 1 Jolesfield for 9 new dwellings with all matters reserved apart from access.
- 1.2 This proposal follows the Council's refusal of application, DC/26/0262, on the 11th May 2026 which sought outline planning permission for the development of nine new dwellings with all matters reserved, except for access. This revised submission seeks to address the four previous reasons relating to the principle of development, ecology, highways and biodiversity net gain matters with the submission of additional supporting documents and information.
- 1.3 This Planning, Design & Access Statement is the second revision submitted with this application and has been updated to reflect the change to national planning policy corresponding to the National Planning Policy Framework (NPPF), released on the 17th August 2026.
- 1.4 The Planning, Design & Access Statement will provide an assessment of the proposed development in relation to the principal planning matters to be considered in the context of national and local planning policy requirements with a focus previously raised by the council in relation to the determination of application DC/26/0262.



2. Site Description

- 2.1 The application site comprises a parcel of land located to the north of 1 Jolesfield Cottages, within the hamlet of Jolesfield. The site lies in a semi-rural setting and is currently undeveloped, forming a grassed area of land.
- 2.2 The surrounding area is characterised by a mix of residential dwellings, agricultural land, and small parcels of woodland. The land is bound to the south by a row of residential properties which face the road to the west. Immediately north of the site, there is a larger, more open area of agricultural land which is bound by low hedgerows. To the north-east is Jolesfield allotments and to the east a recreational ground.
- 2.3 The hamlet of Littleworth extends further east with a mixture of detached housing, amenity grassland and scattered mature trees. The village of Partridge Green is located 0.4km to the south, which is described in policy 3 of the Horsham District Planning Framework (HDPF) as being a 'medium sized village' with a moderate level of services and facilities, with some access to public transport.
- 2.4 There are currently two existing vehicular access into the site from the B2135, Jolesfield, to the west. The site is relatively flat in nature and is enclosed by a combination of boundary vegetation and fencing, contributing to a degree of visual screening from neighbouring properties and the wider landscape. There is also an existing pond within the site which is located adjacent to the western boundary with the road.
- 2.5 The central part of the site and an area adjacent to the western frontage is located within Flood Zones 2 and 3 and within an area of surface water flood risk. This is associated with the existing pond on the site and local surface water drainage patterns.
- 2.6 The site also lies within a designated Local Gap as identified in the West Grinstead Neighbourhood Plan. There is a public right of way to the south, within the site boundary.



3. Background & Relevant Planning History

- 3.1 Outline planning application, DC/26/0262, was refused by the Council on the 11th May 2026 for the development of nine new residential dwellings with all matters reserved except access.
- 3.2 The application was submitted with an indicative site layout which showed five dwellings located in the northern part of the site and four dwellings located in the southern part of the site. The dwellings were to be accessed by the two existing vehicular access points from Jolesfield, (B2135), serving the northern and southern parts of the site, respectively. The indicative layout showed that the existing pond feature on the site would have been retained, and no alterations were proposed to the public right of way to the south.
- 3.3 The previous application was refused for the following four reasons listed below
 1. *The development would be located beyond a defined built-up area on a site not allocated within the Development Plan, would be located on land defined as a Local Gap within the West Grinstead Neighbourhood Plan, and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 4 and 26 of the Horsham District Planning Framework (2015) and Policy 1 of West Grinstead Neighbourhood Plan (2021). Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Local and Neighbourhood Plan policies in these regards.*
 2. *It has not been demonstrated to the satisfaction of the Council that the proposal would not impact upon Hazel Dormouse, a European Protected Species, and therefore the proposal would be contrary to Policies 25 and 31 of the Horsham District Planning Framework (2015) as well as The Conservation of Habitats and Species Regulations 2017 (as amended) and the NERC Act 2006.*
 3. *It has not been demonstrated to the satisfaction of the Council that the proposed access arrangements would not lead to an unacceptable impact upon highways safety, therefore the proposal is not compliant with Policy 40 of the Horsham District Planning Framework 2015 nor in line with Paragraph 116 of the NPPF (2024).*
 4. *No s106 legal agreement has been completed to secure and monitor the proposed significant onsite Biodiversity Net Gain. Absent of the completed s106 legal agreement it has not been demonstrated that Biodiversity Net Gain is capable of being achieved and secured for 30 years as required by schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.*



4. Proposal

- 4.1 The application seeks outline planning permission for 9 residential dwellings on land north of 1 Jolesfield Cottages, Partridge Green, Horsham RH13 8JT, with all matters reserved apart from access.
- 4.2 The application is a re-submission of previous application, DC/26/0262, and incorporates a similar indicative layout plan as that previously submitted. This application is also accompanied by a Transport Technical Note, a Method of Works relating to Dormice and an updated Biodiversity Net Gain Report & Metric.
- 4.3 Whilst the scheme is in outline form, the indicative layout plan shows that nine dwellings can be accommodated within the site outside the area of flood risk, with the existing pond feature retained as a landscape feature.
- 4.4 The indicative layout plan shows five dwellings in the northern part of the site and four dwellings in the southern part of the site. The grouped housing would utilise the two existing field accesses onto Jolesfield (B2135). The indicative layout shows that the existing pond feature on the site would be retained and no alterations were proposed to the public right of way to the south.



5. Planning Policy

- 5.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 5.2 The planning policy documents relevant to the consideration of this application comprises:

National Planning Policy Framework (August 2026)

- Policy DM3: Determining Development Proposals
- Policy DM4: Emerging Development Plan Proposals
- Policy S3: Presumption in Favour of Sustainable Development
- Policy S5: Principle of Development Outside Settlements
- Policy S6: Neighbourhood Plans & Presumption
- Policy CC2: Mitigation of Climate Change
- Policy CC3: Adaptation to Climate Change
- Policy HO7: Meeting the Need for Homes
- Policy L2: Making Effective Use of Land
- Policy L3: Achieving Appropriate Densities
- Policy DP3 – Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy TR3: Locating Development in Sustainable Locations
- Policy F4: Assessing Flood Risk for Decision Making
- Policy F8: Sustainable Drainage Systems
- Policy N2: Improving the Natural Environment
- Policy HE4: Securing the Conservation of Heritage Assets
- Policy HE5: Assessing Effects on Heritage Assets

Horsham District Planning Framework (2015)

- 5.3 The Horsham District Planning Framework (HDPF) was adopted by Horsham District Council on the 27th November 2015. The key policies of relevance are outlined below.

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change



- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 – Parking

Horsham District Local Plan Review

- 5.4 The Horsham District Local Plan 2023 - 2040 was submitted to the Planning Inspectorate on the 26th July 2024.
- 5.5 In April 2025, the Planning Inspectorate published their Interim Findings and recommended that the new Horsham District Local Plan be withdrawn on the basis that it had not complied with the 'Duty to Cooperate' and that additional information was required in relation to housing need for the District.
- 5.6 Following the removal of the duty to cooperate and water neutrality issues in late 2025, the Planning Inspectorate have written to Horsham District Council advising they are willing to re-commence the Local Plan examination. The Council are required to submit additional information, and the hearing sessions are anticipated to re-commence in October 2026.

West Grinstead Neighbourhood Plan (June 2021)

- 5.7 The West Grinstead Neighbourhood Plan was formally made on the 23rd June 2021. The key policies of relevance are outlined below.
- Policy 1: Local Gap
 - Policy 2: Open Space
 - Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

Other Relevant Documents

- Shaping Development in the Horsham District Planning Advice Note (2025)
- West Sussex Joint Minerals Plan (2018, partially reviewed 2021)
- West Sussex Waste Local Plan (2014)



6. Planning Considerations

- 6.1 This section sets out the merits of the proposal and its compliance with national and local planning policy.

7. Principle of Development

- 7.1 The proposal seeks outline planning permission for nine dwellings outside the built-up area boundary on a site which would conflict with policies 2, 4 and 26 of the Horsham District Planning Framework (HDPF).
- 7.2 Within their consideration of the application DC/26/0262, the Council acknowledged that they are not able to demonstrate a full five-year housing land supply and therefore that the provisions of paragraph 11d of the former NPPF 2024 were engaged, relating to the presumption in favour of development and the tilted balance has been engaged. The Council also confirmed that as the heritage and flood risks have been considered acceptable in relation to this site that there are no footnote 7 matters relating to paragraph 11d(i) that provide a strong reason for refusal.
- 7.3 A new NPPF was released on the 17th August 2026 and this has introduced national decision making policies which are now relevant to this proposal. Policy S3 of the NPPF 2026 confirms that decisions on development proposals should apply a presumption in favour of sustainable development and where developments are located outside settlements, policy S5 of the Framework applies.
- 7.4 Policy S5 lists certain forms of development that should be approved outside settlements, unless the benefits of doing so would be *substantially outweighed* by the any adverse effects when assessed against the Framework.
- 7.5 Policy S5(j) confirms that one of the exceptions relates to housing development that meets an unmet housing where the local planning authority cannot demonstrate a five year housing land supply of deliverable housing sites or meet the Housing Delivery Test. Like with the former paragraph 11 of NPPF 2024, the Council cannot demonstrate a five year housing supply and therefore the development would fall under one of the exceptions for development outside settlement, providing that it meets either part i) or ii) of policy S5(j). Part i) relates to the site being physically well related to an existing settlement and being of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure. Part ii) relates to the major development being for freight or logistics purposes.
- 7.6 In this case the proposed would be physically well related to the settlement of Patridge Green, which is located 0.4km to the south of the application site, see Figure 1.



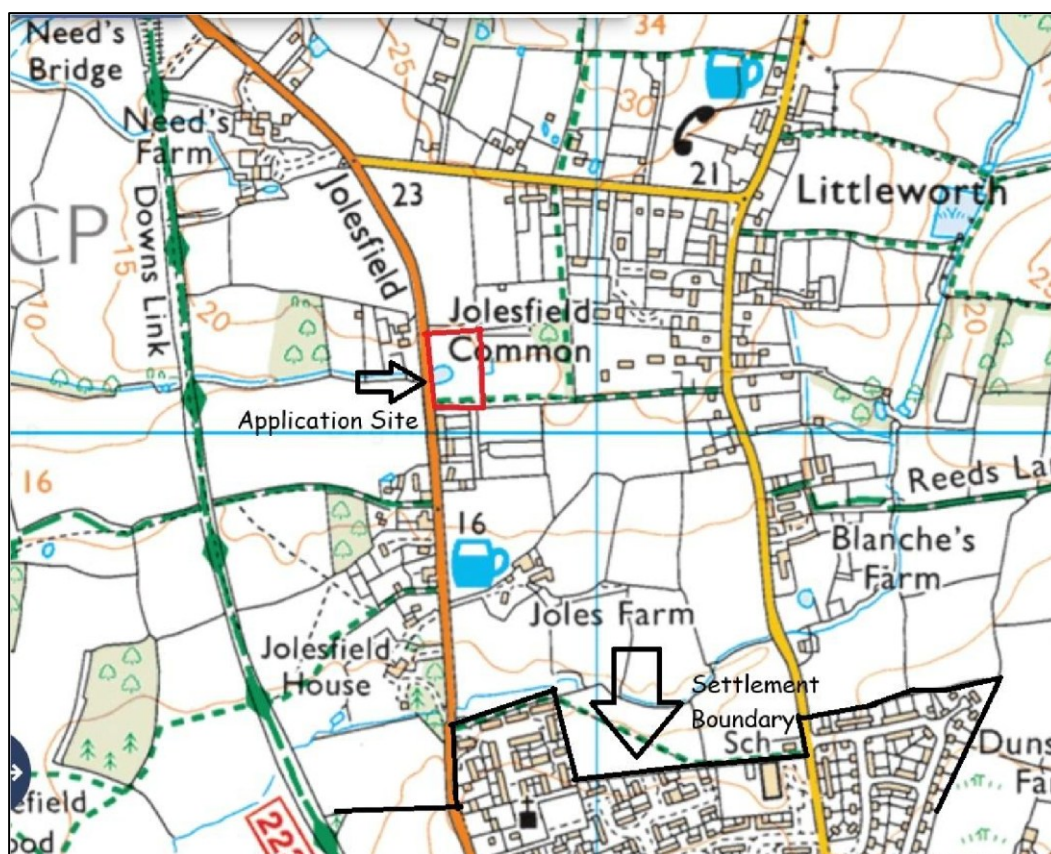


Figure 1: Map showing application site in relation to settlement boundary of Partridge Green

- 7.7 This map shows that the application site is well connected to the built up area of Partridge Green to the south, comprising approximately a 6 minute walk into the village. Partridge Green is classified as a medium-sized village in policy 3 of the HDPF, being considered capable of meeting some day to day needs of its residents with a good selection of services, facilities, and community groups. Partridge Green is therefore within close proximity to the site, and is a sustainable location for future housing growth.
- 7.8 Partridge Green has a convenience store, post office, hairdressers, takeaway, bakery, primary school, public house, church, and an industrial estate on the southern periphery. There is also a bus stop within the High Street which provides routes into the town of Horsham and the city of Brighton which provides a wider range of amenities.
- 7.9 The site is well connected to the smaller hamlets of Jolesfield Common and Littleworth which are located directly to the east of the site. Whilst these areas do not have settlement boundaries, there are some local amenities, including the green common and recreational space to the east of the site, the allotments to the north-east of the site and the Windmill Public House located 0.5km to the north-east on Littleworth Lane.
- 7.10 There is a public right of way within the site, adjacent to the southern boundary, which provides pedestrian access into Jolesfield Common and Littleworth. This would provide a safe walking route for occupiers of the development to access the surrounding amenities.



7.11 The site is therefore sustainable, within walking and cycling distance to a variety of facilities and amenities within the settlements of Partridge Green, Jolesfield Common and Littleworth.

7.12 The proposed development would therefore meet one of the exceptions within Policy S5(j)(i). In accordance with policy S5, the proposed development should be approved unless the benefits of doing so would be *substantially outweighed* by the any adverse effects when assessed against the Framework.

7.13 When considering the planning balance on the previous application the Council considered that the significant benefit of providing nine houses towards the Council's current housing shortfall, would not outweigh the harm caused by the outline scheme in respect of the following three matters.

- The reduction in the openness of the local gap and the urbanisation of the rural landscape.
- The lack of an outline method of works relating to Hazel Dormice which the Council consider would not enable them to fulfil their statutory duties in relation to the Habitat Regulations.
- That it had not been demonstrated that the proposed access arrangements to serve the development would not lead to unacceptable impact upon highways safety.

7.14 The following sections will now consider the impact of the outline development on the openness of the local gap and the character and appearance of this semi-rural area, Hazel Dormice and highway safety along with other planning considerations. This will then be followed by a concluding assessment of whether the effects of the outline scheme (as previously identified by the Council) would *substantially outweigh* the significant benefit of contribution to the Council's housing shortfall in relation to the requirements of the NPPF.



8. Local Gap Impact

- 8.1 The following map and photos show views of the site from various vantage points in Mill Lane to the north, the B2135 Jolesfield to the west and the Public Right of Way to the south.



Viewpoint 1 – Mill Road looking south (No.1)



Viewpoint 2 – Mill Road looking south (No.2)



Viewpoint 3 – Mill Road looking south (No.3)



Viewpoint 4 – Looking south-east close to the corner of B2135 Jolefield and Mill Lane



Viewpoint 5- Looking south-east from B2135 Jolefield (No.1)



Viewpoint 6 - Looking south-east from B2135 Jolefield (No.2)



Viewpoint 7- Looking north-east from B2135 Jolefield,



Viewpoint 8- Looking west down the footpath to the south of the site



Viewpoint 9- Looking north from footpath across the site



Viewpoint 10 – Looking north-west towards site from footpath



Viewpoint 11 – Looking north-west towards site from footpath



Viewpoint 12 – Looking west towards site from footpath



- 8.2 The West Grinstead Neighbourhood Plan (WGNP) covers the village of Partridge Green located to the south of the site, and the smaller hamlets of Jolesfield in which the site is located, and Littleworth which is located to the north-east of the application site. It is noted that the Neighbourhood Plan is now over five years old and does not allocate any sites for new housing.
- 8.3 Policy 1 of the WGNP states that development proposals between the settlements of Partridge Green, Jolesfield and Littleworth will not be supported unless it can be demonstrated that they do not result in unacceptable reduction in the openness and break between settlements and where appropriate development contribute to the conservation and enhancement of the landscape character.
- 8.4 The West Grinstead Parish Policy Background Document (2020) referenced in the subtext to policy 1 of the WGNP details that the reason for the inclusion of the Local Gap policy into the WGNP is to ensure that the network of rural settlements comprising Partridge Green, Jolesfield and Littleworth retain their separate identities. This aligns with policy 27 of the HDPF which seeks to contain rural settlements to retain the sense of leaving one place and arriving at another. Both the HDPF and WGNP policies relating to coalescence seek to resist development in the gap between settlements which would result in the areas physically joining and losing their own individual sense of place.
- 8.5 The photos above show that the grassed land comprising the application site is well contained by an existing defensible boundary comprising hedges. The viewpoint images above show that when viewed from the surrounding roads, the site is well contained by hedging and trees and provides a limited contribution to the openness of the settlements comprising Jolesfield and Littleworth to the north-east.
- 8.6 The larger field to the north of the site separates the hamlets of Littleworth and Jolesfield and is more open with lower hedging along the roadside boundaries of Mill Lane to the north and the B2135 Jolesfield to the east. The images show that it is this larger field to the north of the site that predominantly creates the visual sense of openness between the settlements of Jolesfield and Littleworth and this would be retained.
- 8.7 In comparison the site is well contained by existing hedging and planting and is bound by a line of residential properties to the south, the recreation ground to the east and Jolesfield Allotments to the north-east. The site does not therefore significantly contribute to the openness of visual gap between the hamlets of Littleworth and Jolesfield. Views of the site from the public footpath to the south and east are also largely screened by the planted boundaries around the site. It is therefore maintained that a development of nine dwellings on the site, which is of a design and scale appropriate to the semi-rural character of the area (as secured under a later reserved matters submission), would not result in a harmful reduction in the openness between the settlements of Jolesfield and Littleworth.
- 8.8 As the site is bound by the existing residential development of Jolesfield Cottages to the south, the proposed development would not impact on the openness of the existing settlement gap between Jolesfield and Partridge Green to the south which would be maintained. The principle of development is therefore considered to be acceptable in relation to the requirements of the NPPF, HDPF and the WGNP.



9. Ecology

- 9.1 The Preliminary Ecological Appraisal (PEA) (December 2025) submitted with the application found that as all habitat features were to be retained as part of the development, no further bat surveys were required.
- 9.2 As part of the proposed development, it is anticipated that a small area of mixed scrub is to be cleared, however the detailed design of the proposed development would be proposed at the reserved matters stage. In considering previous application DC/26/0262, the Council's Ecologist requested that a Method of Works (MoW) relating to dormice should be submitted prior to determination. This was to ensure that the proposed development complies with policies 25 or 31 of the HDPF, and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 9.3 This application has been submitted with a MoW relating to dormice, dated the 11th May 2026. This sets out the precautionary working procedure to be followed. The MoW measures include the installation of protective fencing and buffer zones prior to the start of any clearance, restrictions relating to lighting and noise during clearance, the timing of any clearance works outside the avoidance months June, July and August and a prescribed method of vegetation removal. The proposal has demonstrated that an appropriate MoW relating to dormice would be employed during the construction phases of development.
- 9.4 The proposal meets the requirements of policies 25 and 31 of the HDPF, and the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) or the NERC Act 2006.

10. Biodiversity Net Gain

- 10.1 The Council previously considered that the proposed biodiversity gain associated with the proposed development submitted under application DC/26/0262 would comprise 'significant onsite enhancement' as the combined habitat and hedgerow units slightly exceeded 0.5 biodiversity units. In line with the Council's 'Biodiversity Net Gain Implementation Considerations' Cabinet Paper (January 2025), any significant onsite enhancement was required to be secured through a s106 agreement.
- 10.2 The Council's legal costs associated with the s106 agreement and 30-year monitoring fees are prohibitive for small-medium sized developments and provide no incentive for applicants to provide biodiversity net gain above the set threshold.
- 10.3 The application has therefore been submitted with a revised BNG Metric which has reduced the increase in on-site biodiversity net gain provided. This reduces the habitat unit and hedgerow unit increase combined to below the 0.5-unit biodiversity unit threshold. This therefore negates the need for BNG to be secured by a s106 agreement.
- 10.4 Any following Reserved Matters application will provide further details of the biodiversity net gain increase in conjunction with the detailed layout of the proposed residential development.



11. Transport & Highways

- 11.1 In consideration of the previous application, DC/26/0262, the Local Highways Authority (LHA) commented that they would require a 7-day automatic speed survey (ATC) to be carried out in the location of both access points to serve the development and scaled drawings showing the visibility splays in line with the 85th percentile recorded speeds.
- 11.2 Within the Council's Delegated Report, Officers acknowledged that whilst some information requested by the LHA could be provided at Reserved Matters stage, insufficient information has been provided to ensure that the proposed access points would not lead to an unacceptable impact upon highway safety in line with paragraph 116 of the NPPF and policy 40 of the HDPF.
- 11.3 This application is supported by a Technical Note (TN) prepared by RGP (July 2026). This includes the results of a 7-day ATC survey which was undertaken adjacent to the existing site accesses on the B2135, Jolesfield. The survey results identify 85th percentile vehicle speeds of 47.5mph Northbound and 45.9mph Southbound.
- 11.4 Based upon these recorded vehicle speeds, visibility requirements have been calculated in accordance with The Design Manual for Roads and Bridges (DMRB), resulting in a required visibility splay of 2.4m x 103.7m to the left and 2.4m x 98.3m to the right. The drawing within the TN demonstrates that these visibility splays are achievable in both directions along B2135 (Jolesfield), measured to the nearside kerb line from a setback distance of 2.4 metres.
- 11.5 Paragraph 116 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe." This TN has established that the proposed development would not result in a significant impact on the surrounding highway network.
- 11.6 On this basis of the findings within the TN and in the context of the guidelines within para. 116 of the NPPF, it is considered that there would be no residual or severe cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network.
- 11.7 In relation to carparking it is noted that the indicative block plan shows that the site would be capable of providing 26 parking spaces in conjunction with the nine dwellings proposed. This would meet the WSCC parking requirement of 22 parking spaces for this residential development. The Reserved Matters scheme would provide further details on this in conjunction with the detailed layout of the proposed development.
- 11.8 In relation to the Public Right of Way (PRoW 1839), it is confirmed that the footpath would be sensitively integrated into the layout and that access will be maintained at all times, unless a temporary diversion is applied for. It is understood that the WSCC PRoW Team previously confirmed in relation to application DC/25/0262 that they were satisfied with the information provided and had no concerns at this outline stage.



12. Heritage

- 12.1 The site is in proximity to Medway House; a Grade II Listed Building located on the opposite side of the road. The application is supported by a Heritage Statement which concludes that the proposed development would lead to a minor level of harm to the significance of Medway house, relating to a 'less than substantial harm.
- 12.2 In consideration of the previous application DC/26/0262, the Council's Conservation Officer agreed that this proposed development would lead to less than substantial harm of the designated heritage asset.
- 12.3 The NPPF requires developments causing less than substantial harm to a heritage asset to be balanced against the public benefits of the proposal. In this case the proposed development would create public benefits relative to the scale of the proposed development. These include a modest economic benefit associated with the construction of the development and local spending, as well as a small contribution to housing diversity within the District. These benefits are considered to outweigh the less than substantial harm to the heritage asset.

13. Flood Risk

- 13.1 This application is accompanied by a Flood Risk Assessment AEG and Surface Water Drainage Strategy by Aegaea.
- 13.2 The site is mainly within Flood Zone 1, with the new dwellings being located in this area which is at the lowest risk of flooding. The central area of the site which is within Flood Zones 2 and 3 will comprise the existing pond and landscaped areas. The risk of flooding from all other sources is assessed as negligible.
- 13.3 The Environment Agency surface water flood maps show that most of the site is at low risk of pluvial flooding. A central area of higher risk relates to an existing pond and watercourse in lower-lying land, but no development is proposed in these areas. The site is also considered to be at low risk from fluvial, tidal, reservoir, groundwater, sewer, and canal flooding.
- 13.4 The FRA/SWDS concludes that the development is acceptable in flood risk terms, subject to the recommended mitigation measures below, and will not increase flood risk on or off site.
- 13.5 Recommended mitigation measures include:
- Raising finished floor levels at least 200mm above external ground levels, as flood depths are not expected to exceed 0.2m.
 - Installing damp proof membranes to at least 300mm above finished floor level, using robust 1200-gauge polythene membranes with appropriate overlaps and taping.
 - Using external render or brick/block construction to at least 300mm above finished floor level to reduce water penetration.
 - Selecting rigid closed-cell cavity insulation to minimise moisture uptake and improve drying times.
 - Providing solid concrete ground floors with waterproof membranes or screeds.



14. Surface Water Drainage and Foul Drainage

- 14.1 The proposed surface water drainage strategy manages runoff close to its source in line with SuDS principles, with detailed arrangements shown in Appendix D of the Flood Risk Assessment AEG and Surface Water Drainage Strategy by Aegaea that accompanies this application.
- 14.2 Surface water from access roads will be collected through drains, channels, and overland flow and directed into adjacent swales, with roads cambered towards them. The swales will discharge via flow-restricted orifice plates into attenuation tanks.
- 14.3 Each dwelling driveway will use permeable paving, providing both parking and surface water storage. The use of recycled materials is recommended to reduce embodied carbon, subject to manufacturer confirmation and site suitability.
- 14.4 Foul or surface water sewers can be a cause of flooding if the drainage network becomes it is overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 14.5 Based on the rural nature of the site it is assumed that there are no public sewers located within the sites bounds.
- 14.6 The development is therefore considered to be at low risk of flooding from sewers.

15. Sustainability

- 15.1 The proposal seeks to utilise sustainable design and construction techniques, for example, energy conservation and efficiency, water efficiency, reducing waste, re-using materials and recycling materials to ensure the most efficient use of limited resources.
- 15.2 The application seeks to meet these aims in the following ways:
- Provision of an electric vehicle charging point to each dwelling
 - All dwellings would adopt a fabric first approach to construction and would exceed building regulations standards in terms of thermal performance
 - All dwellings would be heated by way of an Air Source Heat Pump
 - Improvements to the biodiversity of the site through substantial additional planting to the boundaries including enhancing existing hedgerows.
 - Provision of separate waste and recycling bins along with suitable covered storage.
 - Water limiting measures will be provided.
- 15.3 The footpaths to the south connecting it to the Littleworth, and the pedestrian footpath to the west connecting it to Partridge Green village allow good connectivity to the local facilities and services within the area.



16. Amenity

- 16.1 In consideration of the previous application, and in relation to the indicative layout submitted under the outline scheme, Officers considered that there was sufficient space on site to accommodate nine dwellings without compromising the amenity of either existing neighboring occupiers or future occupants of the dwellings. The proposal was therefore considered to comply with policy 33 of the HDPF.
- 16.2 As the indicative site layout remains predominantly unchanged from the previous application, it is maintained that nine dwellings could be accommodated on the site without causing any unacceptable harm to neighbouring occupiers or the amenities of future occupiers of the proposed dwellings.

17. Trees

- 17.1 The application is accompanied by a tree protection plan and the tree report. The only existing trees to be removed are juvenile trees that contribute little to the amenity of the local area.
- 17.2 The mature Oak trees on the eastern boundary of the development which are a more prominent feature within the street scene will be retained in conjunction with the development. The dwellings and their gardens have been located outside the root protection areas of the Oak trees along the eastern boundary to ensure no future resident pressure requirement to undertake surgery to these trees.
- 17.3 The hawthorn hedging to the northern and eastern boundaries of the site will also be retained which will ensure the semi-rural character of the area is maintained.
- 17.4 Mitigation to protect the mature trees on the eastern boundary is detailed within the tree protection plan submitted as part of this application.



18. Planning Balance & Conclusion

- 18.1 This application is a re-submission of application DC/26/0262 and seeks outline planning permission for nine dwellings on the site, with all matters reserved except for access. Since the refusal of the previous application, a new NPPF has been released and the proposal has been re-assessed against the new national decision-making policies contained within the Framework.
- 18.2 The proposal would continue to provide a significant benefit of providing nine houses towards the Council's current housing shortfall when considered in the planning balance and would meet the exception listed in policy S5(j) of the NPPF. The site would be physically well related to the settlement of Partridge Green and is of a scale which can be accommodated, taking into account the existing infrastructure within the nearby settlement.
- 18.3 It has been concluded in this assessment that the proposal would comprise new built form on the existing area of grassed land, and therefore inevitably represents some visual landscape change. The site is, however, well contained by defensible planted boundaries and other forms of development which reduces the land's openness and the contribution of the site to the local gap. The proposal would not therefore cause any harmful reduction in the openness or coalescence between the settlements of Jolesfield, Littleworth or Partridge Green.
- 18.4 When considered in the planning balance the visual change created by the proposed development would not *substantially outweigh* the benefit of providing nine houses in relation to the Council's current housing shortfall and policy S5 of the NPPF. In addition to this, the proposal also provides an increase in biodiversity which weighs in favour of the proposal. The additional information submitted as part of this application has overcome the other areas of concern raised by the Council relating to transport and ecology on previous application DC/26/0262.
- 18.5 The application therefore accords with local planning policy and the requirements of the new NPPF. It is therefore respectfully requested that the application be approved without delay.

