



Planning and Affordable Housing Statement (incl. Draft Heads of Terms)

Land at Shermanbury Road, Partridge Green

Iceni Projects Limited on behalf of
Wain Estates (Land) Limited

July 2026

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APPENDICES

A1. DRAFT SECTION 106 HEADS OF TERMS

1. INTRODUCTION

- 1.1 This Planning and Affordable Housing Statement has been prepared by Iceni Projects Limited ('Iceni') on behalf of Wain Estates (Land) Limited ("the Applicant") to accompany an outline planning application for the development of up to 75no. dwellings at Land at Shermanbury Road, Partridge Green ('the Site').
- 1.2 This application is submitted in outline with all matters reserved except for access.
- 1.3 The description of development is as follows:

"Outline planning application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs), vehicular access point from Shermanbury Road, and associated works. All matters to be reserved except for access."

- 1.6 The purpose of this Planning Statement is to provide Horsham District Council ("HDC") with an overview of the existing Site and surroundings; the relevant planning history for the Site and to provide an assessment of the Proposed Development in the context of the Development Plan, national planning policies and other material planning considerations.

Submission Documents

- 1.7 In addition to this Planning Statement and Application Form prepared by Iceni, the following documents and drawings have been prepared and submitted to accompany this planning application:

Drawing / Document Title	Author
Community Infrastructure Levy forms	Wain Estates
Location Plan (13658-FPCR-ZZ-ZZ-DR-L-0010 P01)	FPCR
Development Framework Plan (13658-FPCR-ZZ-ZZ-DR-L-0002 P09)	
Planning Statement (including Affordable Housing Statement)	Iceni Projects
Statement of Community Involvement	
Design and Access Statement	FPCR
Landscape and Visual Appraisal	
Arboricultural Impact Assessment	FPCR

Outline Energy Statement	Element Sustainability
Air Quality Assessment	Redmore Environmental
Ecological Assessment	FPCR
Desktop Utilities Feasibility Report	TDS
BNG Report	FPCR
Historic Environment Desk Based Assessment	GHC Archaeology & Heritage Ltd
Transport Assessment	Eddisons
Framework Travel Plan	
Mineral Assessment Report	Betts Geo Environmental Ltd
Flood Risk Assessment and Outline Drainage Strategy	LK Consult
Phase 1 Preliminary Risk Assessment	
Noise Impact Assessment	E3P

Statement Structure

1.8 This Planning Statement is structured as follows:

- Section 2 describes the application site and background;
- Section 3 describes the pre-application engagement undertaken;
- Section 4 describes the proposed development;
- Section 5 provides the planning policy context;
- Section 6 assesses the proposed development against relevant planning policies;
- Section 7 details the benefits and harms arising from the proposed development and provides a planning balance;
- Section 8 provides a summary and conclusions.

2. APPLICATION SITE AND BACKGROUND

Site Description

- 2.1 The Site is located on the eastern periphery of Partridge Green, within the administrative area of Horsham District Council (“HDC”) and approximately 12km to the south of Horsham.
- 2.2 The Site extends to circa 5.7 hectares and is relatively flat, with a gently slope from north to south.
- 2.3 A two-storey dwellinghouse (known locally as Dunstans) is situated to the southwest of the Site, outside the Site boundary. However, the single-storey garage and outbuildings associated with Dunstans fall within the Site boundary.
- 2.4 The Site is accessed via Shermanbury Road to the south and comprises fields which are used for horse grazing and equestrian use. A manège is located centrally within the Site and its perimeter is lined with trees. Overall, the Site is demarcated by trees and vegetation, creating a sense of enclosure from the surrounding area.
- 2.5 The Site is bound by Shermanbury Road to the south, Greentree Lane to the east which is a public bridleway (no. 2800), by a public footpath (no. 1761) to the west, and public bridleway (no. 1744) to the north. An existing residential property (Camomile Cottage) which is not within the Site is bound to the southeast.

Wider Site Context

- 2.6 Beyond this, the Site lies to the east of the village of Partridge Green, which mainly comprises low-rise residential dwellings of varied character. Star Road Industrial Estate and Huffwood Trading Estate are located to the south of the village, and Partridge Green has a range of local shops and facilities which are within walking distance from the Site, as discussed further below.
- 2.7 The Site lies adjacent to agricultural fields which extend to the north, east and south.
- 2.8 The land to the west which separates the Site from the built-up edge of Partridge Green is allocated (Site: PG3) in the Draft Horsham District Local Plan (“HDLP”) 2023-2040 and recently received outline planning permission to deliver up to 120 new homes (ref. DC/24/0428) on 5 November 2025 following a resolution to grant from the planning committee in January 2025. Details of the approved scheme are noted in further detail in the ‘Planning History’ section below.

Sustainability

- 2.9 The Site is within a sustainable and accessible location. Shermanbury Road provides an important east–west link through the local area and provides direct access from the Site to Partridge Green High Street. It links to the A281 to the east and the B2135 to the west which links to the A24 in the north and the A283 in the south. The footpath along Shermanbury Road currently ends at the southwestern corner of the Site which provides a safe route for pedestrians into Partridge Green village centre. This is intended to be extended as part of the proposals.
- 2.10 The Site is within easy walking distance to the local facilities and shops in Partridge Green, with a good level of services and facilities including shops, primary school and employment opportunities at Star Road Industrial Estate and Huffwood Trading Estate. The wider surrounding area around Partridge Green benefits from a network of pedestrian infrastructure, including good quality footways, street lighting, and crossing points which create an environment conducive to walking. Furthermore, several PRoW are located around the Site, offering opportunities for enhanced pedestrian movement.
- 2.11 The nearest bus stops are located on High Street, approximately 400m to the west of the Site. Additional stops are located on the Shermanbury Road to the east of the Site, and also Littleworth Lane to the north. These provide services to Henfield, Horsham and Brighton and other surrounding areas.
- 2.12 The nearest train station is Horsham Railway Station, which can be accessed via a 10-minute walk to the bus stop on High Street, followed by a bus journey on the number 17 bus service, or a 48-minute cycle. Horsham Railway Station provides frequent services to London Victoria, Portsmouth Harbour, Peterborough and Bognor Regis.
- 2.13 Partridge Green is identified as a Medium Village in the settlement hierarchy of the adopted Horsham District Local Plan, described as having a moderate level of services and facilities and community networks, together with access to public transport which provide some day to day needs for residents. Partridge Green remains as a Medium Village in the Submission draft Local Plan.
- 2.14 The Site was included as an allocation for 110 dwellings in the Regulation 18 HDLP but was later removed at the Regulation 19 stage. However, the Site is now proposed as an allocation in the Main Modifications for the emerging Local Plan and is identified to accommodate 80 homes (Site ref. PG4). This is one of 4no. housing allocations identified on the northern edge of the settlement, demonstrating that Partridge Green is clearly considered to be a location for strategic growth in the emerging Local Plan.

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- 2.15 The emerging Local Plan recognises that the village has a range of local shops and community facilities together with a large area of employment land to the south of the village.

Site Designations

- 2.16 The Site is subject to the following designations:
- The Site is within the Countryside as shown on the adopted Policies Map.
 - The Site lies within a Minerals Safeguarding Area for brick clay.
 - The Site is not within a Conservation Area and there are no designated heritage assets located on the Site. However, the Grade II listed property (Keepers Mead) is located approximately 100m to the north which is separated from the Site by hedgerow and mature trees.
 - There are no known Tree Preservation Orders ("TPOs") on the Site.
 - The Site is within Flood Zone 1 which has the lowest probability of flooding from rivers and the sea and has a very low risk of surface water flooding.
- 2.17 There are no other landscape or ecological designations which affects the Site.
- 2.18 The above factors have been carefully considered by the Design Team throughout the preparation of this planning application and are discussed in further detail within the various technical documents submitted as part of this planning application.
- 2.19 As set out above, the Site is also allocated for residential development for 80 dwellings in Main Modifications for the emerging Local Plan.

Planning History

The Site Planning History

- 2.20 A review of the Council's online planning application search tool has found the following historic planning applications relevant to the Site:

Table 2.1 Planning History of the Site according to HDC's planning register

Planning reference	Description of Development	Decision and Decision Date
WG/38/03	Construction of a riding arena at Dunstons Cottage	Approved - 22 Jul 2003

WG/34/02	2-storey rear extension at Dunstans Cottage	Withdrawn - 20 Jun 2002
WG/53/02	2-storey extension at Dunstans Cottage	Approved - 24 Sep 2002

- 2.21 For the reasons set out later within this Planning Statement, we consider that the changing nature of Partridge Green, and the Council's lack of housing land supply provide a strong reason for the development of the Site to be considered as an appropriate extension to Partridge Green. As set out above, the Site has now been allocated to accommodate 80 dwellings in the emerging Local Plan which demonstrates the suitability of the Site, and Partridge Green, for development.

Surrounding Planning History

- 2.22 The table below highlights the emerging schemes in the area, based on the Council's planning register.

Table 2.2 Emerging Sites according to HDC's planning register

Planning reference and address	Description of development	Decision and Decision Date	Housing Trajectory ¹
DC/25/1922 Land West of Bines Road Bines Road Partridge Green West Sussex RH13 8EQ	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.	Received a resolution to grant planning permission at Committee on 17 February 2026 subject to an amended site layout	N/A
DC/24/0428	Outline planning application for the erection of up to 120 dwellings with public open space, landscaping, and sustainable drainage system	Approved - 05 Nov 2025	2030/31 – 20 2031/32 - 40

¹ https://www.horsham.gov.uk/_data/assets/pdf_file/0014/163004/HDCJB04a-Appendix-1-Housing-Requirement-Topic-Paper-Trajectory.pdf

Land North of Shermanbury Road Partridge Green RH13 8EU	(SuDS) with vehicular access point with all matters to be reserved except access.		2032/33 - 30 2033/34 - 30
DC/23/2279 Land North of The Rosary Partridge Green West Sussex RH13 8JS	Outline Application for the erection of up to 81 new dwellings and associated public open space, landscaping, vehicular access, drainage and highways infrastructure works with all matters reserved except access.	Approved - 17 Sep 2025	2028/29 - 32 2029/30 - 49
DC/22/0301 Land North of The Rise Partridge Green West Sussex (Appeal ref: APP/Z3825/W/23/3324144)	Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access.	Appeal allowed – 27 May 2025	2030/31 – 10 2031/32 - 20 2032/33 - 15 2033/34 – 10

- 2.23 The above planning history demonstrates how the built context around Partridge Green is changing, and that the built form of the settlement is extending in the direction of the proposed development. The Site, therefore, represents the next logical development opportunity which lies immediately adjacent to recently consented schemes. This is recognised by the inclusion of the Site as an allocation in the proposed Main Modifications to the Local Plan.
- 2.24 The Committee Report for DC/24/0428 which is immediately adjacent to the Site, proposing 120 dwellings, states that the range of services and amenities within Partridge Green is typical of a Medium Village as defined by the settlement hierarchy, and is considered to render Partridge Green a sustainable location for the proposed scale of development.
- 2.25 Under DC/24/0428 it is proposed that footway improvements including restoration of the footway to the west of the Site along its full width through the removal encroaching vegetation will be delivered.

In addition, it includes the provision of an uncontrolled pedestrian crossing with tactile paving adjacent to the Dunstan's Farm access to provide an easier crossing point to the wider footway on the southern side of Shermanbury Road.

- 2.26 These measures have been secured by condition and will enhance accessibility to and from the village centre from the Site.
- 2.27 The above also demonstrates that the previous Council's omission of the Site as a housing allocation in the emerging Local Plan on the grounds of the Site being isolated and detached from the main body of the village and its facilities is no longer considered accurate. Development here will result in the Site being adjacent to the BUAB of Partridge Green. This is reflected by the fact the Site has now been re-allocated for housing development in the Local Plan Main Modifications in June 2026 and is therefore, subject to this plan being adopted, placing the site within the BUAB of Partridge Green.
- 2.28 Moreover, as discussed further in Section 5 of this Statement, the evidence base for the emerging Local Plan confirms that once HDPF allocations have been granted planning permission, the built-up area should be amended to include these sites in the BUAB. This suggests that the Council recognises that the BUAB has extended to the western edge of the Site following the planning approval of the Gladman scheme.

3. PRE-APPLICATION ENGAGEMENT

Pre-Application Advice

- 3.1 In advance of submitting this planning application, the Applicant has engaged in formal pre-application discussions with the Council.
- 3.2 HDC accepted the applicant's pre-application request in January 2026. Prior to the pre-application meeting, a site visit was held by the case officer on 2 February 2026. A pre-application meeting was subsequently held on 17 February 2026.
- 3.3 The key elements of feedback received from these discussions are detailed in Table 3.1 below and have been considered as part of the preparation of this planning application and accompanying technical reports.

Table 3.1 Key Pre-Application Feedback from Horsham District Council

Topic	Key Feedback
Principle of Development	The LPA noted that the proposals represent a departure from the development plan as the application site is not allocated for residential development and is located beyond the BUAB of Partridge Green, a Medium Village. However, the response recognises that the Council is unable to demonstrate a five-year housing land supply, and confirms that if the site to the west which benefits from outline consent was subject to a reserved matters approval then this would be a material planning consideration to inform the planning balance.
Heritage	Officers are satisfied the draft Historic Environment Desk Based Assessment ("HEDBA") correctly identifies the designated heritage assets in the vicinity, including the Grade II listed Keepers Mead. However, the response recommends impacts such as noise, artificial light and the perception of activity are considered.
Affordable Housing and Housing Mix	The response points latest Strategic Housing Market Assessment ("SHMA") to provide a breakdown of market and affordable housing need on dwelling type and size. It is expected that 35% affordable housing is

	provided with a split between 70% affordable rent and 30% shared ownership. In the local area, 152 households are currently on the Housing Register, which is a material consideration, with the highest need for three bed homes.
Design, Landscaping and Amenity:	The response suggests a more rural layout is expected of the Site, with larger plots and a lower density due to the separation from the BUAB. As the Site entrance is narrow in nature, the comments suggest it would need to be well designed to consider both a welcoming route into the Site and neighbouring amenity. Improved permeability should be included within any formal submission to allow for access to the public rights of way and into the western development. The response notes that the Local Area of Play ("LAP") may be better suited in a central position within the Site.
Landscape	The Landscape Officer provided comments stating that due to the developing site context, some form of urban development may be acceptable in this location, primarily in the southern part of the Site. However, concerns are raised with regard to the impact on landscape character and visual effects from the proposed development. A Landscape and Visual Appraisal ("LVA") is required to establish the likely effects arising from the development.
Noise	The Environmental Health Officer stated the application will need to be supported by a robust noise impact assessment. Proposals are also expected to adopt good acoustic design.
Air Quality	The Environmental Health Officer confirmed that an Air Quality Assessment and emissions mitigation statement is required to support the planning application. In terms of design, the applicant should ensure that site layout and building design actively reduces exposure to air pollution and support effective pollutant dispersion. This includes avoiding street canyons, optimising building orientation, integrating green infrastructure, and locating public spaces away from pollution sources.

Trees, Ecology and Drainage	Appropriate Preliminary Ecological Assessments and Great Crested Newt Reports are needed to assess the impacts of the development, in addition to the submission of an Arboricultural Assessment, Tree Protection Plans, Biodiversity Metric and Flood Risk Assessment. 10% Biodiversity Net Gain will need to be achieved.
Land Contamination/Soils	The Environmental Health Officer has noted that a robust preliminary contamination risk assessment should be undertaken to ensure that the Site is suitable for residential development.

Transport Pre-Application Discussions

- 3.4 The appointed Transport Consultant, Eddisons, engaged with West Sussex County Council ("WSCC") (as Local highway Authority) in advance of this planning application to determine the scope of the Transport Assessment ("TA") to appropriately assess and inform the proposed development.
- 3.5 A meeting was held on 12 March 2026, WSCC noted that the Transport Assessment should provide detail with regards to existing uses, planning history, relevant policies and proposals, this does form part of the planning submission.

Public Consultation

- 3.6 A programme of public consultation relating to the proposed development was undertaken to inform the development process, which is detailed further in the Statement of Community Involvement prepared by Iceni Projects Ltd and forms part of this planning application.
- 3.7 The consultation took place during the pre-application stage and consisted of the following consultation methods:
- A dedicated email address to receive comments, questions and feedback on the proposals.
 - A consultation website presenting the vision for the site, proposal details, FAQs, and an online mechanism for submitting feedback. The public consultation website has remained live since its launch on the 19 February 2026.
 - Delivery of 1,055 consultation leaflets to local residents and businesses in Partridge Green.
 - Emails to West Grinstead Parish Councillors.
- 3.8 In total, 43 respondents provided general feedback. These were mainly regarding the changing landscape of Partridge Green, infrastructure capacity, increased traffic and road safety, and the loss of greenfield habitat, wildlife corridors, and mature trees.

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- 3.9 In addition to this, respondents demonstrated support for a mix of multiple bedroom family homes and smaller single-occupancy homes, with interest in buying a property.
- 3.10 Respondents also requested that the footpaths and bridleways near the Site remain protected and better connected, with some support for circular walks through the Site.
- 3.11 Further information is provided within the accompanying Statement of Community Involvement.

4. PROPOSED DEVELOPMENT

Outline Planning Application

- 4.1 This planning application seeks outline planning permission for the following:

“Outline planning application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs), vehicular access point from Shermanbury Road, and associated works. All matters to be reserved except for access.”

- 4.4 The proposed development seeks to demolish the existing buildings currently on the southern part of the Site to facilitate the access for the proposed development which will provide up to 75no. residential dwellings on the Site, as well as areas of landscaping, SuDS and open space. The dwellinghouse known as Dunstons will be retained, and falls outside the Site boundary.
- 4.5 In the absence of an up-to-date development plan, the proposed development will assist in meeting the housing needs for Horsham identified by the latest Standard Method.
- 4.6 A summary of the key components of the proposed development is set out below:
- Opportunity to create a logical extension to Partridge Green to deliver up to 75 much-needed residential dwellings across a range of sizes, typologies and tenures, including 35% affordable housing.
 - Creation of a high-quality scheme to help establish a well-defined settlement edge, responding sensitively to the transition between built form and the wider countryside.
 - Creation of a strong landscape-led development, retaining and enhancing existing hedgerows and trees to enhance the green infrastructure network.
 - Enhancement of recreational space through the provision of a LAP, accessible open space for new and existing residents, and enhanced connection to PROWs.
 - Provision of Sustainable Drainage Systems (SuDS).
 - Enhancement of biodiversity through habitat creation, including new planting, species-rich grassland and ecological corridors, resulting in at least 10% biodiversity net gain.
 - Opportunity to promote sustainable travel patterns.
- 4.7 The planning application is submitted in outline with all matters reserved excepting access. Details relating to scale, appearance, landscape and layout will be confirmed through a ‘reserved matters’ planning application following the grant of outline permission.

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- 4.8 The full details of the proposed development and the rationale for the design parameters provided are set out in full within the accompanying Design and Access Statement (DAS). This Planning Statement sets out a precis of the development and matters which are relevant to the consideration of the planning balance undertaken later in this Statement.

The Proposals

- 4.9 The parameters have been established following an iterative design process to test the development parameters that can be accommodate on the Site. The Development Framework Plan which is submitted with this planning application shows the development parameters for the proposals.
- 4.10 The Development Framework Plan shows an area on the southern part of the Site extending to 2.03 hectares which can provide up to 75 residential dwellings (Use Class C3). Of this, 35% of the proposed development will be for affordable housing. The proposed dwellings will be predominantly 2 storeys in height, with the potential for 2.5 storey dwellings in appropriate locations.
- 4.11 The proposed development will also deliver open space across the Site, including a LAP which will be delivered on the Site. The final location of the LAP will be reserved for future consideration but is shown indicatively on the Development Framework Plan.

Green and Blue Infrastructure

- 4.12 As shown on the Development Framework Plan, and described within the DAS, the northern part of the Site will be retained and kept free from development to provide open space and ecological enhancements.
- 4.13 The Green and Blue Infrastructure strategy will retain existing trees and hedgerows wherever possible which will be strengthened by new trees, hedgerows, and landscaping. Regarding drainage, the Development Framework Plan shows SuDS basin on the southern part of the Site which lends itself to the Site's natural topography.

Access and Movement

- 4.14 The Development Framework Plan illustrates that access is to be provided to the south via Shermanbury Road.
- 4.15 As this planning application is submitted in outline with all matters reserved except for access, details of the proposed access are shown on the Proposed Site Access Plan (drawing no. 3912-F02). This shows the provision of a new access point to the east Dunstons, with appropriate footway provision and visibility splays.

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- 4.16 Furthermore, the Development Framework Plan shows the retention of existing footpaths and provision of new footpaths within the Site, in addition to potential pedestrians links to enhance the existing PRow network.

Illustrative Masterplan

- 4.17 The Illustrative Masterplan, contained within the DAS which accompanies this application, demonstrates how the Site could be developed within the parameters set out above.
- 4.18 The Illustrative Masterplan shows how 75no. homes can be accommodated on the Site consisting of 1, 2, 3, 4 and 5 bedroom dwellings, providing a mix of semi-detached, detached dwellings which are reflective of the local area and need.
- 4.19 In terms of indicative layout, focal buildings are positioned at corners and at the Site entrance to create a sense of hierarchy within the development and an entrance gateway from the west.
- 4.20 The illustrative internal layout allows for a connected and permeable layout which makes the best use of the development area. Pedestrian routes are included on the Illustrative Masterplan which provide links between the Site and the adjacent residential areas and countryside.
- 4.21 The Illustrative Masterplan adopts a landscape-led approach. Landscaping is an integral part of the proposed masterplan and will assimilate and integrate the Site with the existing landscape setting. Existing hedgerows and trees are, therefore, retained where possible and supplemented with new planting.
- 4.22 The new LAP is shown indicatively in the northern part of the Site which is proposed to be retained as open space, providing ecological enhancements and maintaining a sensitive transition to the wider countryside and the Grade II listed Keepers Mead.
- 4.23 It should be noted that the Illustrative Masterplan is indicative and details relating to the mix, size, layout, appearance, and landscaping are reserved for subsequent approval.

5. PLANNING POLICY CONTEXT

- 5.1 This section identifies the principal planning policy considerations which have informed the development proposals, and which provide the context for the consideration of this planning application, as well as other material considerations.

Development Plan

- 5.2 The current adopted development plan, where relevant, consists of the:

- Horsham District Planning Framework (HDPF) 2011-2031 (adopted November 2015)
- West Grinstead Neighbourhood Plan (WGNP) ("made" June 2021).
- The West Sussex Joint Minerals Local Plan (2018).
- West Sussex Waste Local Plan (2014).

Horsham District Planning Framework (HDPF) 2011-2031

- 5.3 The HDPF sets out the development strategy for growth in the Borough until 2031. Adopted in November 2015, it is now more than 10 years old and is therefore considerably out of date. The Inspector at the time required an early review within three years, however this has not taken place. Similarly, a review was not undertaken within five years to determine whether strategic policies within the Plan needed updating as set out at paragraph 34 of the National Planning Policy Framework (NPPF). As such, given the absence of an up to date spatial strategy, the development plan cannot meet current or future development needs of the District.
- 5.4 Paragraph 232 of the NPPF is relevant in this regard, as the Local Plan was prepared prior to the publication of the latest NPPF. Therefore, consideration should be given to consistency of these policies with the NPPF, where local policies are inconsistent, the weight to be attributed to them may then be reduced further.
- 5.5 The Local Plan policies identified in the list below are relevant to the proposal..

Table 5.1 Horsham District Planning Framework (2015) – Policies

Policy Code	Policy Title	Reduced Weight?
Policy 1	Sustainable Development	Yes, partially inconsistent with NPPF 2024.
Policy 2	Strategic Development	Yes, HDPF more than 5 years' old.
Policy 3	Development Hierarchy	-
Policy 4	Settlement Expansion	Yes, HDPF more than 5 years' old.
Policy 15	Housing Provision	Yes, HDPF more than 5 years' old.

Policy 16	Meeting Local Housing Needs	-
Policy 24	Environmental Protection	-
Policy 25	District Character and Natural Environment	-
Policy 26	Countryside Protection	Yes, HDPF more than 5 years' old.
Policy 31	Green Infrastructure and Biodiversity	-
Policy 32	The Quality of New Development	-
Policy 33	Development Principles	-
Policy 34	Cultural and Heritage Assets	-
Policy 37	Sustainable Design and Construction	-
Policy 38	Flooding	-
Policy 39	Infrastructure Provision	-
Policy 40	Sustainable Transport	-
Policy 41	Parking	-

West Grinstead Neighbourhood Plan

- 5.6 The West Grinstead Neighbourhood Plan (WGNP) was formally “made” on 23 June 2021. The neighbourhood plan aims to ensure that distinctive characteristics of the Parish, including its rural feel, historic buildings and the relationship with the surrounding countryside are protected and enhanced, while recognising that well-planned change can support sustainable development.
- 5.7 With regards to housing, the WGNP aims to “*Promote a variety (size and type) of suitable housing that reflects the needs of the Parish, whilst seeking to protect, enhance and sustain the rural character of the Parish and its environment*”.
- 5.8 The WGNP does not include any housing allocations to meet identified needs of the Parish. As such, in the context of paragraph 14 of the NPPF, the presumption in favour of sustainable development still applies and the adverse impacts of conflicting with the policies contained within the WGNP do not significantly and demonstrably outweigh the benefits.
- 5.9 Nevertheless, the WGNP was made on 23 June 2021, and so it too is over five years old.
- 5.10 The policies identified in the list below are relevant to the proposal.

Table 5.2 West Grinstead Neighbourhood Plan – Policies

Policy Code	Policy Title
Policy 2	Open Space
Policy 4	Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

The West Sussex Joint Minerals Local Plan (2018)

- 5.11 The West Sussex Joint Minerals Local Plan demonstrates the strategy for minerals supply in West Sussex until 2033. This was completed in partnership with the South Downs National Park Authority. It was formally adopted by both authorities in July 2018. Following a Soft Sand Review of the plan, formal revisions were adopted in March 2021. The plan is the most up-to-date statement of land use planning policy for minerals and provides the basis for making consistent decisions about planning applications for mineral activities in West Sussex.
- 5.12 The Site is within a Brick Clay Resource Mineral Safeguarding Area, and Policy M5 (Clay) relates to proposals for the extraction of brick clay. However, this is not relevant to the proposed development as it does not propose any mineral extraction.
- 5.13 Policy M9 states proposals for non-mineral development within the Mineral Safeguarding Areas will not be permitted unless *the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible*.

West Sussex Waste Local Plan (2014).

- 5.14 The West Sussex Waste Local Plan reflects the strategy for the management of waste in West Sussex until 2031. Similar to the Joint Minerals Local Plan, this was completed in partnership with South Downs National Park Authority. The plan covers the period to 2031 and is the most up-to-date statement of land use planning policy for waste.
- 5.15 While the West Sussex Waste Local Plan forms part of the development plan for Horsham, the proposed development does not relate to waste management and so the Waste Local Plan is not considered further within this Statement.

Other Material Considerations

- 5.16 Other material considerations relevant to the proposed development include:
- National Planning Policy Framework (2024).
 - Draft National Planning Policy Framework (2025)
 - Planning Practice Guidance.
 - Emerging Horsham District Local Plan 2023-2040.
 - Planning Advice Note Shaping Development in Horsham District (SDPAN).
 - Authority Monitoring Report 1st April 2024 - 31st March 2025.
 - Housing Delivery Test Action Plan (April 2025).

- Northern West Sussex Strategic Housing Market Assessment (2019).
- Planning Obligations and Affordable Housing SPD (2017).
- West Sussex County Council – Guidance on Parking at New Developments (September 2020)
- Horsham District Landscape Capacity Assessment.

National Planning Policy Framework (December 2024)

- 5.17 The most recent NPPF was published on 12 December 2024 and provides the planning policies for England and how these should be applied. Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. This includes contributing to the sustainable provision of homes across the country.
- 5.18 Paragraph 8 of the NPPF notes that there are three broad dimensions to sustainable development: economic, social and environment. These are interdependent and need to be pursued in mutually supportive ways. We refer to Section 6 of this Planning Statement for details on how the proposed development addresses these sustainable objectives.
- 5.19 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan without delay. Where the most important policies are considered to be out of date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.20 Paragraph 61 of the NPPF notes that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Draft National Planning Policy Framework

- 5.21 A revised Draft NPPF was published for consultation on 16 December which ran until 16 March 2026.
- 5.22 Whilst the revised NPPF is in draft, it sets out distinctive changes compared to the current NPPF and includes 'a permanent presumption in favour of suitably located development', whereby the presumption also applies outside defined settlement limits where there is an unmet housing need (Draft Policy S5).

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- 5.23 Specifically, Policy S5(j) of the draft NPPF states the following form of development outside the defined settlement boundary should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects:

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

i. be well related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or

ii. comprise major development for storage and distribution purposes which accords with policy E3

- 5.24 The latest NPPF draft, therefore, provides greater flexibility regarding the support in principle for development outside settlements where the Council is failing to address its housing needs.

Planning Practice Guidance

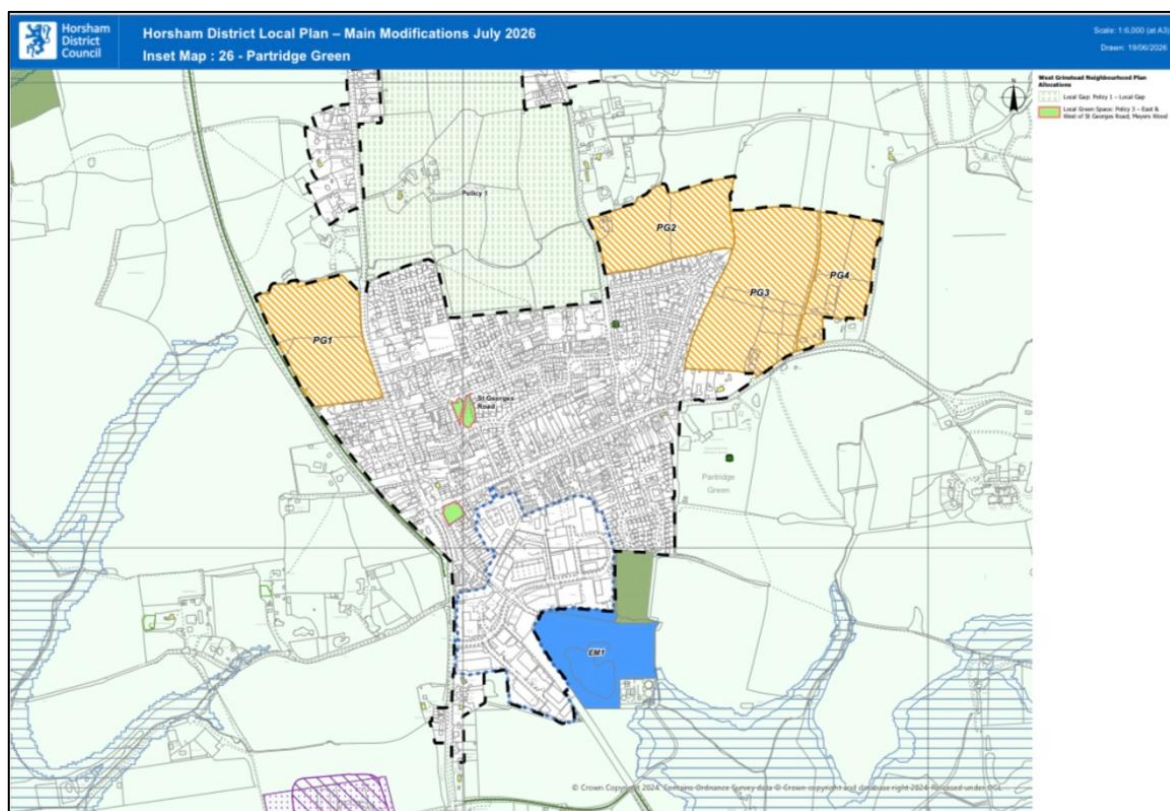
- 5.25 The national Planning Practice Guidance (“PPG”) was first published in 2014 and sets out detailed guidance on how the NPPF policies should be applied. The PPG has an equal legal standing to the NPPF. The PPG is a set of live documents which are periodically updated.

Emerging Horsham District Local Plan 2023-2040

- 5.26 The Council has advanced the Horsham District Local Plan (HDLP) 2023-2040 which was submitted for examination in July 2024. The first hearing sessions for the examination were held in December 2024. However, the Inspector raised significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas.
- 5.27 The emerging Local Plan was subsequently recommended for withdrawal by the Inspector, on the grounds that it has not passed the Duty to Cooperate, with other identified fundamental issues of soundness.
- 5.28 The Local Plan was submitted under the constraints imposed by the requirement for water neutrality, which meant that HDC did not make full provision for local housing need. However, the water neutrality issue has now been withdrawn from Natural England, and the Inspector asked the Council to review its evidence and establish a housing requirement figure for the plan period.

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- 5.29 Following the above, hearing sessions for the new Local Plan re-commenced on 21 April 2026. The Inspector's Post-hearing letter (dated 5th May 2026) states that the Council *"have a significant amount of work to do to make the plan sound and capable of adoption"*.
- 5.30 The Local Housing Need (LHN) figure within the new Local Plan is derived from the standard method for calculating that was in existence at the time of the September 2023 version of the NPPF (911dpa). However, the equivalent adjusted figure for 2024/25 is 896 dpa, and for 2025/26, 819 dpa when taking account of the downward adjustment of 21dpa to reflect the anticipated number of homes within the South Downs National Park.
- 5.31 Furthermore, the new Local Plan must make provision for unmet housing needs arising from Crawley Borough Council and the South Coast. The Inspector has, therefore, requested that the Council undertake further work to identify additional sites for inclusion in the plan in order for it to be found 'sound'.
- 5.32 Following the above, Cabinet papers outlining a Schedule of Proposed Main Modifications to the Local Plan were published on 26th June 2026 in advance of the Cabinet meeting on 6th July 2026. Approved recommendations within the Main Modifications are to be subject to public consultation that will run from 13 July until 24 August 2026.
- 5.33 The Main Modifications allocates additional sites in Horsham in light of the above. This includes the allocation of the Site (Allocation PG4) to accommodate 80 dwellings. (see Figure 5.1 below).

Figure 5.1 – Main Modifications July 2026 Inset Map 26



5.34 Regarding Allocation PG4, draft Strategic Policy HA12 (Partridge Green Housing Allocations) states development will be supported where:

- a) *“Development is focused on the southern half of the site. The northern proportion of the site should be utilised for public open space and recreation use to aid the transition to the wider open countryside to the north;*
- b) *Any proposal should enhance connectivity with existing Public Rights of Way routes 1761 and 2800. Enhancement of pedestrian and cycle linkages will be supported;*
- c) *Have regard to the setting of Grade II Listed Building (Keepers Mead); and*
- d) *Have regard in the design and setting of development to the areas of the site affected by surface water flooding.”*

5.35 The Site was already identified as a draft allocation in the Regulation 18 draft Local Plan, and the fact it has been re-allocated in the Main Modifications demonstrates that it is a logical and sustainable option to accommodate housing development which will assist the Council in identifying sufficient land to meet its increased housing requirement.

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- 5.36 Further to the above, the evidence base document titled: 'Local Plan Review Background Paper - Built-Up Area Boundaries' (November 2023) for the emerging Local Plan states:

“where land is allocated in the HDPF, these are shown as allocations on the Policies Map. Once allocations have been granted planning permission the built-up area should be amended to include these sites in the BUAB. The boundary should reflect the built form of the development, and it should be considered whether landscape buffers or other areas of landscaping relate to the countryside or have an urban form.

- 5.37 While the Applicant acknowledges that the above relates to HDPF allocations, it is reasonable to assume that the same principles should be applied for allocations in the new Local Plan. In doing so, the Council recognises that allocated sites which benefit from planning permission should be included within the BUAB.
- 5.38 Set within this context, the recent planning permissions adjacent to the Site (as identified in Table 2.2) should form part of the BUAB for Partridge Green, indicating that the Site should be considered as being located adjacent to the BUAB.
- 5.39 Given that the emerging Local Plan is at the Examination stage and Main Modifications have been published, it is currently given moderate weight in the determination of this planning application in the context of paragraph 49 of the NPPF. However, based on the Local Development Scheme 2026-2027, the new Local Plan is expected to be adopted January 2027. If adopted in its current form during the determination of this planning application, the application would be considered to be in full accordance with the new Local Plan and therefore should be approved under paragraph 11 c) of the NPPF.

Housing Land Supply

- 5.40 As set out within the Council's latest Authority Monitoring Report, the Council's five-year housing land supply is just 1.7 years. This is based on the standard method figure of 1,338 dwellings per year.
- 5.41 This represents a significant shortfall of 5,286 dwellings against the Council's Local Housing Need ("LHN") figure, and the standard method should be used as a starting point for calculating housing needs.
- 5.42 The latest affordability ratios published by the Office for National Statistics (May 2026) shows that the Standard Method figure for Horsham has reduced marginally from the 2025 calculation from 1,338 to 1,329 dwellings per annum.

5.43 This change is considered minor in the context of overall local housing need which is substantially higher than the Council's previous housing requirement in the development plan, and the alternative housing need figure in its emerging Local Plan which remains significantly below the level of need defined by the standard method.

5.44 Moreover, the Council's latest HDT result is 62% which is a clear signal of under-delivery and demonstrates that the Council has been failing to deliver the homes it needs over recent years.

Shaping Development in Horsham District

5.45 Set within the context of the Council's significant housing supply shortfall, and delayed progress on the emerging Local Plan, HDC has published the 'Shaping Development in Horsham District Planning Advice Note' ("SDPAN") which sets out the Council's aspirations and the weight that can be given to current policy within the context of current legislation, national policy and guidance.

5.46 The SDPAN recognises the Council's inability to demonstrate a five-year housing land supply and informs the approach to decision making prior to the adoption of the new Local Plan. The guidance at paragraph 5.12 states that the Council will consider positively applications that meet all of the criteria below:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced

5.47 Paragraphs 6.22 – 6.33 of this Planning Statement cover how the proposals stand against these requirements.

6. PLANNING ANALYSIS

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 This section reviews the key planning considerations arising from the Proposed Development. It provides an assessment of the Proposed Development in the context of relevant policy, material considerations and the specifics of the Site and its surroundings.
- 6.3 We have identified the following key considerations that are relevant to the determination of the proposed development which will be addressed within this Section:
- Principle of Development
 - Housing Mix and Affordable Housing
 - Design, Landscaping and Open Space
 - Transport and Highways
 - Heritage and Archaeology
 - Sustainability and Energy
 - Landscape Character and Visual Impact
 - Arboriculture
 - Ecology and Biodiversity Net Gain
 - Flood Risk and Drainage
 - Pollution (Ground Conditions, Noise and Air Quality)
 - Utilities
 - Mineral Safeguarding

Principle of Development

- 6.4 Paragraph 34 of the NPPF, requires policies in local plans to be reviewed to understand whether they need updating at least once every five years. These reviews are required to be completed within five years of the adoption of the plan and should take into account and changing circumstances which may affect the area or any relevant changes in national policy. In particular, relevant strategic policies need to be updated at least once every five years if the local housing need has changed significantly.
- 6.5 Paragraph 11d) of the NPPF requires decision makers to apply a presumption in favour of sustainable development. Where there are no relevant development plan policies, or the policies which are the most important for determining the application are out of date, permission should be granted unless:

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- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*
- 6.6 Footnote 8 confirms the circumstances where development plan policies are considered out of date. This includes where a local authority cannot demonstrate a five-year housing land supply, or where the authority's Housing Delivery Test results are less than 75%.
- 6.7 In HDC's case, the presumption in favour of sustainable development is triggered in **both of these circumstances**. The evidence for this is set out below.
- 6.8 As set out within this Statement, the Council's HDPF was adopted in November 2015, with a plan period that runs until 2031. The Plan is therefore more than 10 years old, and a review of the Local Plan has now taken place.
- 6.9 Furthermore, the latest AMR for Horsham confirms that the Council's five-year housing land supply is just 1.7 years – equating to a significant shortfall of 5,286 homes against its Local Housing Need (LHN) figure based on the Government's Standard Method.
- 6.10 The latest LHN (as of May 2026) for Horsham is 1,329dpa. This figure represents a circa. +70% increase compared to the HDPF housing target and demonstrates that the Council has a significant housing land supply shortfall. As such, the Council is unable to demonstrate a five-year housing land supply by some margin and the presumption in favour of sustainable development applies.
- 6.11 In addition to the above, the Council's latest HDT Action Plan (April 2025) confirms that the Council has delivered 62% of its housing requirement between 2020-21 and 2022-23. This confirms that the Council has not been able to deliver the homes needed against its housing requirement and again results in a significant shortfall in the provision of housing.
- 6.12 Coupled with the shortfall in housing land supply, this represents an acute need to identify additional sites which can deliver homes in the short term (i.e. within the next five years). Moreover, it is important to note that this is based on the 2023 measurement and a much lower housing target, and it is likely that the Council will see a significant drop in delivery when the updated results are published later this year.
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- 6.13 Therefore, **the presumption in favour of sustainable development applies and the tilted balance is engaged.**
- 6.14 The West Grinstead Neighbourhood Plan does not contain policies and allocations to meet its identified housing requirement. Paragraph 14 of the NPPF is therefore not applicable.
- 6.15 Set within the context of the above the weight that can be applied to conflict with the Council's strategic policies relating to housing is to be significantly reduced. Notwithstanding this, we assess the proposals in the context of the relevant development plan policies and other material considerations below.
- 6.16 Policy 1 of the HDPF notes that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible. There are, however, inconsistencies in the wording of the policy compared to the NPPF, therefore, as the policy is no longer fully consistent with the current NPPF, it commands reduced weight compared to the presumption set out in the NPPF.
- 6.17 Policy 2 of the HDPF sets out the strategic spatial strategy of the Development Plan. Part 6 states the spatial strategy is to manage development around the edges of existing settlements in order to prevent the merging of settlements and to protect the rural character and landscape. However, as the housing requirement is out of date as this was drafted to meet a now superseded housing requirement. Furthermore Policy 2 is no longer consistent with the latest NPPF which is more flexible in terms of providing new homes in locations where the presumption in favour of sustainable development applies.
- 6.18 Policy 3 of the HDPF outlines the settlement hierarchy of the District and establishes that development will be permitted within towns and villages which possess defined BUABs. Partridge Green is identified as a Medium Village, characterised as having a moderate level of services and facilities and community networks, together with some access to public transport.
- 6.19 Policy 4 of the HDPF supports the growth of settlements to meet identified local housing needs. However, given that the identified needs set out within HDPF are considered out of date, conflict with Policy 4 carries reduced weight.
- 6.20 As set out within Section 5 of this Planning Statement, paragraph 5.12 of the SDPAN sets out how the Council will determine applications for development outside the existing BUAB by using Policy 4 of the HDPF in the context of the out of date plan and lack of a five-year housing land supply. Whilst this is a material consideration, it is still considered that only very limited weight can be given to the guidance at paragraph 5.12 of the SDPAN as it has not been subject to consultation.

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- 6.21 Notwithstanding the comments made above in relation to the outdatedness of the policy, we consider that the development would meet the overarching objectives of Policy 4 and paragraph 5.12 of the SDPAN as set out below:

The site adjoins the existing settlement edge as defined by the BUAB

- 6.22 The Site was identified as a housing allocation in the Regulation 18 Draft Local Plan to accommodate 110 dwellings. Whilst this was later omitted for being detached from the main body of the village and being less accessible than other sites being promoted in Partridge Green, it can be concluded that the Site is the next logical location for development on the north eastern periphery of Partridge Green.
- 6.23 This is based on recent permissions for residential development which are also allocated in the emerging Local Plan and sit adjacent to the Site as discussed in Section 2. This will result in the extension of the BUAB for Partridge Green and enhanced accessibility which will be delivered through the adjacent Gladman scheme which received planning permission (ref. DC/24/0428) on 5 November 2025. This will extend the development line of Partridge Green directly west of the Site which will, therefore, be adjacent to the extended settlement edge.
- 6.24 Notwithstanding this, regardless of whether the accessibility enhancements associated with the Gladman scheme are implemented, the Site is in a highly accessible location and is well related to the existing BUAB of Partridge Green given the Site's connectivity, and presence of existing buildings on, and adjacent to the Site to the southwestern corner. The existing built development along the frontage of the Site / Shermanbury Road demonstrates that the Site is not in isolation from the village, and the existing buildings are viewed in the context of the entrance to Partridge Green when travelling westbound along Shermanbury Road. Should the adjacent Gladman scheme not be implemented, the Applicant commits to the delivery of the necessary highway improvement works as part of this application to ensure the proposed development benefits from enhanced accessibility to Partridge Green.
- 6.25 The Site is located circa. 200m from the existing BUAB, and a short walk from nearby services and facilities including the King George V Playing Fields (200m), Jolesfield C of E Primary School (600m), convenience store (700m) and Huffwood Trading Estate (750m).

The level of expansion is appropriate to the scale and function of the settlement the proposal relates to

- 6.26 The proposals will deliver up to 75 much needed dwellings within a Medium Village which is considered proportionate to the scale and function of the settlement which has existing services and facilities to accommodate this level of expansion.
- 6.27 As set out in Section 2 of this Statement, Partridge Green is retained as a Medium Village in the settlement hierarchy of the emerging Local Plan, however, it is clearly identified as a location for

growth and the Council recognises that the village has a range of local shops and community facilities together with a large area of employment land to the south of the village. Furthermore, the Officer's report for the adjacent scheme for 120 dwellings recognised that the range of services and amenities within Partridge Green demonstrates that Partridge Green a sustainable location for the proposed scale of development.

- 6.28 Partridge Green is a settlement with a range of facilities within accessible distance of the Site. These include a primary school, local convenience retail, village hall, fire station, public house, recreational spaces located within the village in addition to employment opportunities and industrial units at Huffwood Trading Estate and Start Road Industrial Estate. The Site, therefore, benefits from services that support the day to day needs of future residents. This level of development will sit comfortably on the Site, with a large area of open space. The delivery of up to 75no. homes will support local facilities and provide homes close to the key employment and industrial areas of the village, while enhancing the vitality of Partridge Green.

The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services

- 6.29 The proposed development will make a valuable contribution to the Council's significant housing land supply shortfall for both market and affordable housing at a time where the Council can only demonstrate 1.7 years supply of housing land and has failed the HDT.
- 6.30 In terms of affordable housing, the proposed development will deliver a policy compliant 35% on site which equates to up to 26 new affordable homes. These will undoubtedly make a valuable contribution towards affordable housing needs, as we discuss in more detail below. The Council's Housing Officer confirmed there are 152 households on the Register for Partridge Green/West Grinstead in need of affordable accommodation, demonstrating a local need for affordable housing.
- 6.31 The need for homes is, therefore, clear and the proposals will help to deliver greatly needed family and affordable homes.

The impact of the development individually or cumulatively does not prejudice comprehensive long-term development

- 6.32 The impact of the development individually and in combination with existing committed development and known draft allocations does not prejudice comprehensive long-term development. The Site has well defined boundaries and sits adjacent to the already approved residential development to the west.
- 6.33 Moreover, as Site has been identified as a draft allocation in the Main Modifications to the Local Plan, it forms part of the emerging spatial strategy and, therefore, will not prejudice comprehensive long term development and is instead part of it.

The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

- 6.34 The Site has a well-defined edge and is contained by mature landscaping which will be strengthened as part of the proposed development. While details of landscaping are reserved for future consideration, the proposed development will deliver a comprehensive landscaping scheme to ensure the proposed development assimilates with its surroundings. The submitted Development Framework Plan, includes a significant buffer to the north which will help define the settlement boundary.
- 6.35 As discussed later in this Section, a Landscape and Visual Appraisal has been undertaken which confirms that the surrounding landscape and townscape character features can be maintained.
- 6.36 Notwithstanding our assessment above, the Council's latest HDT figure and, its inability to demonstrate a five-year housing land supply engages paragraph 11(d) to the NPPF, which establishes a presumption in favour of sustainable development whereby planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Draft Allocation in Horsham Local Plan 2023-2040 Main Modifications

- 6.37 Moreover, the emerging Local Plan for Horsham is a material consideration and is considered to carry moderate weight in the determination of this planning application. As stated in Section 5 of this Statement, the Proposed Schedule of Main Modifications, published in June 2026, proposes to allocate the Site for residential development with an estimated capacity of 80 dwellings.
- 6.38 In accordance with draft Policy HA12, the proposed built development is focused on the southern part of the Site, and the northern part of the Site is to be retained and enhanced as open space. Whilst the application is submitted in outline, key principles of the development will be to connect with existing PRoWs and enhance pedestrian and cycle linkages.
- 6.39 As set out later in this section, the proposed development also ensures that the nearby Grade II Listed Keepers Mead, and Non-Designated Heritage Asset Dunstons and their setting are both preserved.
- 6.40 With the addition of careful design considerations, site-wide landscaping, and provision of SUDs, the proposals clearly align with draft Policy HA12 in the emerging Local Plan.
- 6.41 Furthermore, the proposed development will help to support the Government's objective of significantly boosting the supply of homes as prescribed by NPPF paragraph 61. This is a material consideration as it confirms that a sufficient amount of land must come forward where it is needed to meet the needs of groups with specific housing requirements. Paragraph 61 goes on to state that

the overall aim should be to meet an area's identified housing need, which the proposed development seeks to achieve.

6.42 As such, a Planning Balance is provided in Section 7 of this Statement which demonstrates that the adverse effects of granting planning permission do not significantly and demonstrably outweigh the benefits of the proposed development. As such, the principle of development is established with regard to the relevant national and local planning policies and guidance.

6.43 Other technical considerations are considered in turn below.

Housing Mix and Affordable Housing

Housing Mix

6.44 Policy 16 of the HDPF notes that development should provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment ("SHMA") in order to create sustainable and balanced communities. The policy specifies that an appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.

6.45 As per the Council's latest SHMA (2019), the break-down of need for different sized market and affordable homes as follows:

Table 6.1 – Need for different house sizes (2019 SHMA)

	Affordable Rented	Low Cost Home Ownership	Market Housing
1-bed	35%	25%	5%
2-bed	30%	40%	30%
3-bed	25%	25%	40%
4+ bed	10%	10%	25%

6.46 This application is for outline permission, with all matters reserved apart from access, meaning the housing mix will be established at the reserved matters stage. Notwithstanding this, an indicative housing mix has been provided on the Illustrative Masterplan to demonstrate how a policy compliant mix of homes can be accommodated on the Site.

6.47 Final details of mix and tenure split will be agreed via the S106.

Affordable Housing

6.48 Policy 16 of HDPF highlights that on sites providing 15 or more dwellings, the Council will require 35% of dwellings to be affordable.

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- 6.49 Within the Council's pre-application response, the Housing Officer confirms that the Housing Register for Partridge Green/West Grinstead currently identifies 152 household in need of accommodation, demonstrating a local need for affordable housing which the proposed development can contribute towards.
- 6.50 The proposals include the provision of up to 35% affordable housing in line with policy and the Council's pre-application advice. The Applicant will also seek to adhere to the Council's preferred tenure split between 70% affordable rent and 30% shared ownership.
- 6.51 Based on the above, there is a significant need for affordable housing, recognised locally with 152 households on the Register. This is reflective of the overall need for homes in Horsham which is not being met by the Council.
- 6.52 The proposals will, therefore, make a substantial contribution to affordable housing supply, with provision in accordance with national and local planning policy.
- 6.53 A S.106 agreement can secure the necessary affordable housing provision.

Design, Landscaping and Open Space

Layout

- 6.54 Policy 32 of the HDPF notes that high quality and inclusive design is sought for all development in the District. The policy requires developments to create safe, attractive and adaptable places that respect local character, integrate well, use land efficiently, and provide quality open space for community needs.
- 6.55 Furthermore, Policy 33 highlights that developments should use land efficiently while ensuring it does not harm neighbouring amenity. It must deliver high-quality design that responds to local character, landscape, views and surrounding context, using appropriate materials and landscaping. Schemes should also retain important natural features, integrate well with the landscape, and optimise layout and orientation for environmental performance where suitable.
- 6.56 In addition to the HDPF, National Design Guide, National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.
- 6.57 The detailed design of the residential scheme, including layout, scale, appearance and landscaping, are not for consideration as part of this outline application and are reserved for future consideration. However, the submitted DAS and Illustrative Masterplan have been informed by the above policies and Chapter 12 of the NPPF, which seeks to achieve well-designed places.

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- 6.58 The Illustrative Masterplan has also been informed by the principles of Secured by Design, with particular attention given to block structure, building orientation, footpath design, play space, parking and lighting.
- 6.59 Development within the Site is proposed to be concentrated in the southern portion, adjacent to the existing permitted developments. This approach has been carefully considered to ensure continuity with the established pattern of development, while avoiding encroachment into the more sensitive, undeveloped areas of the Site. As a result, the rural character and setting of the wider Site are preserved, with no further adverse impacts arising from the proposed scheme. Furthermore, focal buildings are positioned at corners to create a sense of hierarchy within the development.
- 6.60 The northern part of the Site has been safeguarded for Biodiversity Net Gain improvements. Further information on biodiversity enhancements is noted in additional detail under the 'Ecology and Biodiversity Net Gain' section of this Planning Statement below. This open space will establish an appropriate landscape setting to the adjacent Grade II listed Keepers Mead.

Scale

- 6.61 As shown on the Development Framework Plan, the proposals will be predominantly 2 storeys in height, with the potential for some dwellings at a scale of 2.5 storeys which is commensurate with the context of the surrounding area.
- 6.62 The scale of the development is guided by the Site's characteristics and the established townscape of Partridge Green. Building heights respond sensitively to local context, ensuring an appropriate relationship with neighbouring developments. Given the Site's topography, areas along the higher contours are proposed to accommodate predominantly 2-storey dwellings to minimise visual impact and maintain a balanced roofline across the masterplan.

Density

- 6.63 The Illustrative Masterplan demonstrates how a high-quality scheme can be provided to accommodate a mix of dwellings at a density of circa. 36dph which is considered to be a suitable which makes optimum use of the Site.

Appearance

- 6.64 A palette of high-quality materials will be used, and the layout and design will ensure safety for future residents and protect and enhance views and vistas, creating an attractive place to live.
- 6.65 Final details will be submitted at the reserved matters stage. However, the final appearance will ensure the proposed development complements the character of the surrounding area.

Landscaping and Open Space

- 6.66 Policy 32 of the HDPF states that development will be expected to help secure a framework of high quality open spaces which meets the identified needs of the community.
- 6.67 Policy 2 'Open Space' of the WGNP notes that development proposals which seek to provide open space will be supported where this includes high quality formal and informal open space.
- 6.68 With regards to open space, the DAS highlights that existing trees and hedgerows will be retained and enhanced as far as possible. Furthermore, the existing vegetation will be complemented by proposed planting which will provide structural variation. Native hedgerows will act as a corridor along the residential edge, thereby creating a buffer.
- 6.69 The landscaping proposals on Site comprise a proposed footpath route which is designed to enhance the existing PRoW network within the vicinity of the Site whilst also connecting to the wider PRoW network to allow residents to access local facilities easily on foot. The existing footpaths adjacent to the Site have linked connectivity to the proposed footpaths across the development parcels.
- 6.70 Areas of public open space are also proposed as part of the development scheme. This includes a LAP. The play area will be located at easily accessible locations and will be well overlooked by neighbouring properties. In addition to this, the scheme also proposes multifunctional green spaces.
- 6.71 As previously set out, the northern extent of the Site will be retained and enhanced to provide ecological enhancement and establish a strong green buffer between the proposed development and the nearby Grade II listed Keepers Mead and wider landscape.
- 6.72 Overall, the proposals seek to conserve and enhance the Site's natural assets, while integrating new development within a coherent and multifunctional landscape structure.

Transport and Highways

- 6.73 Policy 40 of the HDPF maintains that development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported. Furthermore, development will be supported if it appropriate in scale to the existing transport infrastructure, including public transport.
- 6.74 Planning applications should include a Green Travel Plan whereby it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem.

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- 6.75 NPPF Chapter 9 relates to sustainable transport principles with regard to sustainable development. Paragraph 116 states that development should only be 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, taking into account all reasonable future scenarios.
- 6.76 Paragraph 118 of the NPPF states that all developments that are likely to generate significant amounts of movement should provide a Travel Plan, and the application should be supported by a vision-led Transport Statement or Transport Assessment so that the likely impacts of the proposal can be assessed and monitored.
- 6.77 A Transport Assessment (“TA”) and a Framework Travel Plan (“FTP”) have been prepared by Eddisons and is submitted as part of this planning application. Key transport related considerations are assessed below.

Access and Sustainability

- 6.78 The Site will be accessed via a new 3-arm priority junction off Shermanbury Road (B2116) to the south which provides a direct connection to the local highway network. The B2116 links the Site to surrounding settlements and serves as the primary route through Partridge Green.
- 6.79 The proposed access will include 2m wide footways on either side of the carriageway and will connect into the local pedestrian network. Dropped kerbs and tactile paving will also be incorporated across the access road to ensure ease of movement for all users.
- 6.80 To understand road safety at the proposed access, a Stage 1 Road Safety Audit (RSA) has been undertaken. The proposed junction design has been reviewed and is considered acceptable from a road safety perspective. The RSA and Designer’s Response are contained in Appendix 3 of the TA.
- 6.81 As set out within the TA, the Site is sustainably located in close proximity to various local services and amenities, as well as local bus services.
- 6.82 The TA concludes that the Site is well located to cater for trips on foot and provides potential for a high degree of pedestrian trips between the development and Partridge Green along with the surrounding area. The Site is also bound by PRowS which provide walkable routes for future residents to the surrounding area.
- 6.83 Pedestrian access is provided from the eastern, western and southern Site boundaries, allowing filtered permeability into the adjacent road and PRowS. Pedestrian connectivity will be further enhanced through improvements secured as part of the adjacent Gladman development, including restoration of the footway to its full width and provision of an uncontrolled pedestrian crossing with

tactile paving near Dunstan's Farm access. The proposed development will connect to these improvements, ensuring safe and convenient access to the village centre and nearby bus stops.

- 6.84 Notwithstanding this, as articulated earlier in this section the Applicant is willing to provide necessary off-site works will enhance accessibility to Partridge Green should the adjacent Gladman scheme not be implemented.
- 6.85 It has been demonstrated that the Site is accessible by cycle, with national cycle routes being located within close proximity of the Site.
- 6.86 The bus stops on High Street and Shermanbury Road are located in accessible positions and provide connections to destinations such as Brighton and Horsham, confirming that the Site is accessible by bus services.
- 6.87 Horsham Railway Station also offers good rail connectivity to London and other regional centres, and can be accessed by local bus services and cycling.
- 6.88 In light of the above, the Site is highly accessible by sustainable modes of travel. This level of connectivity will cater for the needs of residents and visitors while promoting a genuine choice of travel options other than the private car, in line with the objectives of the NPPF.
- 6.89 Further to the above, the FTP which is submitted in support of this planning application sets out additional measures to encourage sustainable travel to and from the Site.

Highways Safety and Capacity

- 6.90 NPPF paragraph 109 notes that development proposals should involve an understanding and addressing the potential impacts of development on transport networks. Paragraph 116 states that development should only be 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, taking into account all reasonable future scenarios.
- 6.91 Within the TA, it has been demonstrated that the proposed development is forecast to generate 41 two-way vehicle trips during the weekday AM peak hour and 40 two-way trips during the weekday PM peak hour at the Proposed Site Access / Shermanbury Road junction.
- 6.92 Overall, the development is expected to add less than one extra vehicle every 1.5 minutes on Shermanbury Road during both peak periods. This level of increase is considered negligible, and the implementation of a site Travel Plan will help further minimise vehicular trips to and from the Site.

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- 6.93 Furthermore, a capacity assessment was undertaken to determine whether the additional traffic generated by the proposals will have a material impact on the operation of Shermanbury Road. The results indicate that the proposed Site Access / Shermanbury Road priority junction is expected to operate well within capacity with addition of proposed development during both the AM and PM peak periods.

Parking

- 6.94 This planning application seeks outline permission, with layout a reserved matter. Although the number of spaces will therefore be determined at reserved matters stage, car and cycle parking provision will be provided in accordance with WSCC parking standards.
- 6.95 In addition, all driveways will be located as close as possible to front doors in order to ensure they are well utilised.

Highways Conclusion

- 6.96 Overall, the proposed development will be accessed by safe and efficient vehicular access arrangements.
- 6.97 The Site promotes sustainable transport in accordance with NPPF as it facilitates sustainable development and contributes to wider sustainability objectives.
- 6.98 The accompanying TA has demonstrated that the proposed development would be accessible by non-car travel modes such as walking / wheeling, cycling and public transport, and the traffic impacts of the proposals would not be material.
- 6.99 The FTP which has been provided also sets out sustainable travel measures, and a Full Travel Plan will be implemented to further encourage the use of non-car modes.
- 6.100 Overall, based on the conclusions above, the proposals are in line with Policy 40 of the HDPF and Chapter 9 of the NPPF in relation to sustainable transport.

Heritage and Archaeology

- 6.101 Policy 34 of the HDPF highlights that applications will be required to make reference to the significance of the asset, adhere to relevant guidance, and reinforce the special character of the district's historic environment. Additionally, development should preserve vernacular forms, features and settings, while ensuring the long-term viable use and improved setting of heritage assets.

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- 6.102 The policy also requires applications to ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.
- 6.103 NPPF Chapter 16 addresses the principles of sustainable development with regard to conserving and enhancing the historic environment, including a range of designated heritage assets. Paragraph 207 of the NPPF requires proposals to include a description of such assets that would be affected by proposed development, in terms of their significance and setting. Paragraph 215 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.104 A HEDBA, prepared by GHC Archaeology & Heritage Ltd is submitted in support of this planning application to assess the impacts of the proposed development on heritage assets.
- 6.105 The HEDBA concludes that there are no designated assets within the study site and no designated heritage assets which will be directly impacted by the proposed development.
- 6.106 The assessment recognises that the Grade II listed Keepers Mead is located c. 45m to the north of the Site. However, it concludes that the proposed development will cause no harm to Keepers Mead as the developable area within the Site will exclude the northern field which shares some limited intervisibility with the Grade II listed house.
- 6.107 The assessment also confirms that the existing cottage adjacent to southern part of the Site, known as Dunstans, was deemed to be a potential non-designated heritage asset by the Conservation Officer during pre-application discussions. Consequently, the cottage is proposed to be retained.
- 6.108 Within the Assessment of Significance within the HEDBA, it confirms that understanding the significance of any heritage assets affected by the proposals, and any contribution made by their setting is fundamental to understanding the scope for and acceptability of change.
- 6.109 The HEDBA concludes that the heritage value of Dunstans lies primarily in its interior architectural interest. Nevertheless, the development would result in a level of visibility between the proposed dwellings and Dunstans, however, as it will be set back with a considered design along the southern edge of the developable area, there will be minimal harm to the significance of Dunstans and its setting.
- 6.110 Regarding archaeology, an assessment of the available archaeological records, combined with analysis of historical mapping and the results of previous archaeological investigations in the search area, show that the remainder of the study site has a generally low potential for below-ground archaeological evidence dating to all archaeological periods. There is no evidence to suggest that

the study site contains, or has the potential to contain, archaeological remains of sufficient importance to preclude or constrain development.

- 6.111 Overall, the submitted HEDBA confirms that the proposed development would result in no harm to any of the relevant nearby heritage and archaeological assets.
- 6.112 Furthermore, the Landscape and Visual Appraisal, as discussed later in this Section, assesses the visual impacts of the proposed development on Keepers Mead. Visual effects will be minimised through intervening scrub and trees which will be managed and maintained, along with the addition of new native tree planting across the northern extent of the Site and a new hedgerow that will be planted along the site boundary with Keepers Mead to the north east. Glimpsed to no views will, therefore, be possible from Keepers Mead towards the proposed housing in the southern extent of the Site.
- 6.113 The development proposals are considered to respond positively to Policy 34 of the HDPF, and national policy governing the conservation of the historic environment set out in Chapter 16 of the NPPF.

Sustainability and Energy

- 6.114 Policy 36 of the HDPF requires all development to contribute to clean, efficient energy in Horsham based on the noted hierarchy. All applications for residential or commercial development must include an Energy Statement demonstrating and quantifying how the development will comply with the Energy Hierarchy.
- 6.115 Additionally, Policy 37 of the Local Plan requires proposals to seek to improve sustainability of development through the adoption of relevant measures.
- 6.116 An Energy Statement was undertaken by 'Element Sustainability' in support of this planning application. The report concludes that the proposed development will deliver a high-quality development that accords with the guidance provided within local, regional and national planning policy guidance and regulatory standards.
- 6.117 The scheme will be designed and specified in accordance with the Be Lean, Be Clean, Be Green principles of the London Plan energy hierarchy and improves upon the carbon dioxide (CO₂) reduction targets and guidance set by Part L Approved Document Volume 1 compliance standards.
- 6.118 The proposed material and mechanical specification will provide various benefits including; upgraded thermal insulation, efficient mechanical servicing, and low energy lighting.

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- 6.119 The proposed building services that will consume grid mix electricity will be efficient systems and will ensure that remaining fossil fuels are consumed efficiently.
- 6.120 The proposed fabric specification and window design will help to limit the overheating risk of the proposed dwellings, and provide sufficient natural lighting, which will positively contribute to the health and wellbeing of future residents in line with HDPF Policy 37.
- 6.121 In line with HDPF Policies 36 and 37, the proposals will prioritise the use of energy efficiency measures and renewable energy technology, in line with efforts to adapt to the expected impacts of climate change.
- 6.122 The proposed scheme will also seek to achieve a water consumption rate of no more than 110 litres per person per day, as per HDPF Policy 37, through the use of highly efficient fixtures to have a corresponding reduction in energy use associated with water heating and hot water use.
- 6.123 There will be no local combustion of fossil fuels which reduces particulate and NOx emissions from the proposed residential development in operation.
- 6.124 Furthermore, the proposals accord with the aims of the NPPF, as they will improve upon the regulatory Part L compliance criteria will assist in lessening the impact of this development on the environment by way of reducing carbon emissions.
- 6.125 Overall, the proposals will incorporate energy efficient measures to help deliver sustainable development and mitigate the impacts of climate change which is supported by Policies 36 and 37 of the HDPF and Section 14 of the NPPF.

Landscape Character and Visual Impact

- 6.126 Policy 24 of the HDPF seeks to protect the 'high quality' of the district's environment through the planning process and the provision of local guidance documents.
- 6.127 Policy 25 of the HDPF highlights that the Council will support development proposals which protects, conserves and enhances the landscape and townscape character and maintains settlement separation.
- 6.128 Policy 26 aims to protect the rural character and undeveloped nature of the countryside outside of built-up areas from inappropriate development. The policy deems that development would be considered acceptable 'where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located'.

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- 6.129 It should be borne in mind that in the Council's pre-application response, the Landscape Officer acknowledged that due to the foreseeable immediate site context regarding the approved proposals under DC/24/0428 and DC/22/0301, some form of urban development may be acceptable on the Site.
- 6.130 The Site has a gentle slope from north to south, and the wider area has undulating landform. As set out within the accompanying DAS and LVA, the landscape gradually rises to the north of the Site towards higher ground beyond Reeds Lane (public bridleway WEG-1744), while falling southwards towards the River Adur valley.
- 6.131 The proposed development will position dwellings on the southern, lower end of the Site and retain the northern area for landscaping and ecological enhancements. Due to the topography of the Site and the surrounding area, this will ensure a sensitive response to the wider landscape setting.
- 6.132 A Landscape and Visual Appraisal ("LVA") has been undertaken by FPCR to provide an assessment of the likely landscape and visual effects of the proposed development. The LVA has had regard to relevant local and nation policy, in addition to the Horsham District Landscape Capacity Assessment (2021), West Sussex County Council Landscape Character Assessment (2003) and the Horsham District Landscape Character Assessment (2003).
- 6.133 The conclusions of the LVA are summarised below.

Landscape Effects

- 6.134 During the construction phase, the LVA concludes that any landscape effects are assessed as being of a temporary nature, and the landscape effects during construction are considered to be no greater than major/moderate adverse for the Site and minor adverse to **negligible/none** for the wider landscape areas.
- 6.135 At the national level during the operation phase, the LVA concludes that due to the retention, protection, and enhancement of existing trees and hedgerows across the Site, the landscape effects are **negligible / none** at completion on the National Character Area '121 Low Weald'.
- 6.136 At a county level, the Site is located within the LCA 'LW10 Eastern Low Weald'. The LVA concludes that the proposed development is of a relatively modest scale and nature, and overall, the landscape effects on the LCA 'LW10: Eastern Low Weald' are considered to be **negligible** at completion.
- 6.137 At the district level, the site is located within the LCA 'J3 – Cowfold and Shermanbury Farmlands'. The landscape effects on the LCA 'J3: Cowfold and Shermanbury Farmlands' are considered to be **minor adverse** at completion.

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- 6.138 Furthermore, the northern boundary of the LCA 'O3 - Steyning & Henfield Brooks' is located approximately 0.12km to the south of the Site. The LVA confirms that the proposed development will not have an adverse effect upon this character area due to distance and screening effects arising from intervening vegetation and so the landscape effects are considered to be **negligible** at completion.

Visual effects

- 6.139 During the construction phase, there will inevitably be some disruption to the Site and its immediate surroundings. However, the effects will be limited to the local area and will be managed through best practice construction measures. The LVA concludes there will be temporary **major/moderate** adverse visual effects, however, for less sensitive receptors and those at a distance from the Site, effects will range from **moderate adverse to negligible**.
- 6.140 The LVA provides an assessment of the visual impacts on a range of nearby receptors during the operational phase of development. Overall, at year 15, the visual impacts are considered to be **moderate adverse** on Shermanbury Road, Partridge Green Road, **minor adverse/negligible** on Keepers Mead, **negligible** on The Rise, **negligible** on PRoW Bridleway WEG-1774, SHE-1774, **moderate/minor adverse** on PRoW Bridleway WEG-2800, **moderate/minor** adverse on PRoW Footpath WEG-1761, **negligible** on PRoW Footpath WEG-2808, **minor adverse** on roads and transport users, **minor adverse** on Greentree Lane, **minor adverse/negligible** on the Meadows wedding venue, **negligible** on King George V Playing Fields.
- 6.141 Having considered relevant designations, natural and cultural heritage, landscape condition, associations, distinctiveness, recreation, perceptual and functional aspect, it is judged that the Site and its immediate landscape context are of medium landscape value.
- 6.142 Overall, it is considered the development proposals demonstrate a well-considered approach to the landscape and context of the Site and appropriate development has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects. As such, the proposals are in line with Policies 24, 25 and 26 of the HDPF and paragraph 135 of the NPPF.,

Arboriculture

- 6.143 Policy 33 of the HPDF notes that development should presume in favour of the retention of existing important landscape and natural features, for example trees and hedges.
- 6.144 The submitted Arboricultural Assessment identifies 38 individual trees on the Site, 17 groups of trees and 8 hedgerows, ranging from Category A to U. The Site also contains a veteran-quality English Oak (T35).
- 6.145 Based on the illustrative layout, the proposals would require the removal of 1 Category B tree, 3 Category C trees, and the partial removal of an additional Category C tree. In total, five trees require removal or partial removal – all of which are of low to moderate quality. The Arboricultural Assessment confirms that their loss is considered acceptable within the context of the development, subject to appropriate mitigation.
- 6.146 With the implementation of tree protection measures, and additional tree planting whereby details will be provided at the reserved matters stage, the proposals are acceptable in accordance with Policy 33 of the HPDF.

Ecology and Biodiversity Net Gain

- 6.147 Policy 31 of the HDPF sets out that development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Moreover, development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.
- 6.148 Chapter 15 of the NPPF relates to the protection and enhancement of natural environments, with a specific focus in Paragraphs 192-194 on the impacts of development on local ecological networks and biodiversity.
- 6.149 Moreover, Policy 4 of the WGNP highlights that development will be supported where it enhances biodiversity, landscape and green infrastructure through native planting, habitat protection and connectivity, net gain, and improved public access including Public Rights of Way.

6.150

[REDACTED]

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- 6.151 The Ecological Appraisal confirms that the Site is dominated by modified grassland with areas of mixed scrub, particularly in the north of the Site and along the western boundary, as well as blackthorn scrub along the eastern boundary.
- 6.152 17 ponds have been identified within a 500m buffer of the Site. Access to survey the offsite ponds using environmental eDNA for Great Crested Newts was sought in April 2026. However, only access to pond P12 was granted which returned a negative result.
- 6.153 The proposals will provide ecological enhancements on Site such as enhancing grassland habitats, and provision of grassland wildflower mix to encourage diversity.
- 6.154 Additional enhancements could include planting of additional native hedgerows and trees throughout the development, to provide connectivity across the Site. Hedgerows are recommended to be species-rich native hedgerows wherever possible, to maximise their biodiversity value, including flowering and fruiting species.
- 6.155 The report also recommends mitigation measures such as the retention of existing hedgerows and trees. Current proposals see that the northern extent of the Site is to be retained and enhanced, improving the scrub and modified grassland habitat.
- 6.156 Additional mitigation measures are also recommended as follows:
- Vegetation clearance works should be undertaken following a precautionary working method to ensure breeding birds and reptiles are not harmed.
- [REDACTED]
[REDACTED]
- Retained hedgerows and scrub containing blackthorn, and adjacent grassland, should be subject to a reduced management regime.
 - Bat and bird boxes should be incorporated into the framework, along with a sensitive lighting scheme to reduce impacts on retained habitats and create dark corridors for bats.
- 6.157 As this planning application is submitted in outline, full details of planting have not yet been advanced. However, the proposed development will ensure that 10% biodiversity net gain will be achieved as a result of the development in accordance with Schedule 7A of the Town and Country Planning Act 1990.

6.158 The Biodiversity Net Gain Report which is submitted in support of this application indicates that 10% net gain is unlikely to be achieved on-site, and so the proposals would, therefore, seek to deliver enough off-site units of scrub habitat in order to demonstrate the required BNG. Notwithstanding this, final details will be provided at the reserved matters stage.

6.159 Overall, the planning application documents demonstrate that the proposed development will facilitate the conservation and enhancement of local biodiversity, will not harm any designated or priority habitats or species, and will provide a biodiversity net gain in excess of the 10% minimum. The proposed development is therefore compliant with relevant local and national planning policies relating to ecology and biodiversity.

Flood Risk and Drainage

6.160 Policy 38 of HDPF reflects that development proposals will require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3. Proposals should also comply with the relevant guidance set out in the Horsham District Strategic Flood Risk Assessment ("SFRA").

6.161 A Flood Risk Assessment ("FRA") and Outline Drainage Strategy has been prepared in support of this planning application which confirms that the Site is located within Flood Zone 1. The Site is considered to be at an overall negligible to low risk of flooding from all sources and no specific flood risk mitigation is considered to be required.

6.162 Regarding the drainage strategy, it is proposed to discharge surface water runoff to existing QBAR greenfield runoff rates during all events up to and including the 1 in 100 year plus 45% climate change event. For the purposes of the assessment, the Site has been split into two catchment areas with attenuation provided for each.

6.163 Based on the SuDS hierarchy, infiltration has been assessed as being unlikely to be feasible for the Site due to the existing geology of the Site.

6.164 It is proposed to provide attenuation in the form of permeable paving and an attenuation basin located in the southeastern corner of Catchment 1. Surface water runoff stored within the basin will discharge to the Catchment 2 attenuation basin, before discharging to the watercourse adjacent to the southern boundary of the Site.

6.165 Detailed surface water drainage design will be submitted at the Reserved Matters stage once the proposed Site layout has been fixed.

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- 6.166 Foul drainage is proposed to discharge into the existing public foul sewer network beneath Shermanbury Road. Based on existing topography and given the invert level of the receiving sewer, it is anticipated that pumped foul connection is likely to be required.
- 6.167 Based on the above, the Site is at a low risk from flooding, and the outline drainage strategy is based on the SuDS hierarchy and will incorporate attenuation measures to ensure surface water runoff is drained effectively. We, therefore, consider the proposed development to be in accordance with Policy 38 of the HDPF and national policy.

Pollution

Ground Conditions

- 6.168 Policy 24 of the HDPF notes that developments should ensure that they address land contamination by requiring the delivery of appropriate remediation. Moreover, developments are required to ensure that they are appropriate to their location, taking account of ground conditions and land instability. Finally, developments must maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off to surface water sewers.
- 6.169 A Phase 1 Preliminary Risk Assessment has been produced by LKC. For the purpose of the report, a contamination conceptual model and geotechnical assessment were undertaken. Overall, the risk of pollutant linkages across the site are assessed as being Low or Moderate / Low.
- 6.170 The report concludes that a further Phase II assessment is required to assess any potential contamination of the Site to allow approval of a planning application, based on the proposed end use. A Phase II investigation is to be conditioned and carried out, prior to commencement to ensure that there will be no risk of contamination in accordance with Policy 24.

Noise

- 6.171 Policy 24 of the HDPF expects developments to minimise exposure to and the emission of pollutants including noise. Moreover, Policy 33 requires developments to ensure that they are designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 6.172 A Noise Impact Assessment (NIA) has been prepared by E3P and is submitted in support of this planning application. It concludes that with acoustic design measures in place, the Site is suitable for residential development and no adverse impact is predicted to arise at nearby receptors.
- 6.173 The good acoustic design measures which have been recommended within the NIA are as follows:

- Plots along the boundaries of Shermanbury Road should be oriented such that the garden areas are protected by the building envelope and buildings should wrap around the sides, where possible, to protect the gardens and negate the requirement of an acoustic barrier.
- Wherever possible, windows for habitable rooms should face away from the noise sources so that opening windows does not result in an exceedance of the criteria.

6.174 Based on the above, the proposals will not result in adverse noise impact in accordance with Policies 24 and 33 of the HDPF and paragraphs 189 and 198 of the NPPF.

Air Quality

6.175 Policy 24 of the Local Plan also notes that developments will be expected to minimise exposure to and the emission of pollutants air. The policy sets out that developments should ensure that they maintain or reduce the number of people exposed to poor air quality including odour.

6.176 Redmore Environmental Ltd was commissioned to undertake an Air Quality Assessment (“AQA”) in support of the proposals to assess potential impacts associated with fugitive dust emissions during the construction phase of the proposed development as well as road transport emissions during the operational phase of the proposed development. The report also identifies any requirement for relevant mitigation measures.

6.177 It is considered that the use of the identified site-specific control measures would provide suitable mitigation for fugitive dust emissions released during the construction phase of the development. These measures will in turn reduce potential impacts to an acceptable level. Air quality impacts from dust generated by demolition, earthworks, construction and trackout activities are predicted to be **not significant**.

6.178 Moreover, due to the low number of vehicle trips generated by the proposed development, road traffic exhaust emission impacts are predicted to be **not significant**.

6.179 As requested by the Council’s Environmental Health Officer, the AQA also includes an Emissions Mitigation Assessment and a Damage Cost Assessment. As the application is submitted in outline, the AQA recommends that a suitable worded condition is attached to any future decision notice to secure a detailed Damage Cost Assessment based on final development costings.

6.180 Based on the assessment results, the report concludes that air quality factors are not considered a constraint to planning consent for the proposals. As such, the proposals are in line with Policy 24 of the HDPF.

Utilities

- 6.181 Policy 39 of the HDPF states the release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development.
- 6.182 A Utilities Desktop Feasibility Report has been undertaken by Technical and Development Services (Northern) Ltd in support of this planning application. The study concludes that all the main utilities are all assumed to be available within the local area to serve the proposed development.
- 6.183 As such, we consider the proposals to accord with Policy 39 of the HDPF with regard to utilities provision.

6.184 **Mineral Safeguarding**

- 6.185 As articulated in this Statement, the Site lies within a Minerals Safeguarding Area for brick clay.
- 6.186 Policy M9 of the West Sussex Joint Minerals Plan stated the proposals for non-mineral development within the Mineral Safeguarding Areas will not be permitted unless *“the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible”*.
- 6.187 As the Council can only demonstrate a housing land supply of 1.7 years, there is an acute need for housing across the District. As such, there is an overriding need for residential development which outweighs the safeguarding of brick clay on this small site.
- 6.188 Furthermore, a Mineral Assessment Report has been undertaken by Betts Geo in support of this planning application. The report concludes that the Site has a number of constraints that make mineral extract of the underlying clay environmentally unacceptable or uneconomically viable. These constraints include the topography of the Site, landowner agreement, the proximity of the Site to residential properties and a lack of demand for clay extracted from the Site.
- 6.189 Therefore, prior extraction is not practicable or environmentally feasible, and so the proposals are consequently in line with policy.

7. PLANNING BALANCE

7.1 Paragraph 11 of the NPPF (2024) states that plans and decisions should apply the presumption in favour of sustainable development. For decision making, this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7.2 As previously set out in Section 6, HDC does not have an up-to-date development plan. Therefore, part d) of paragraph 11 and the “tilted balance” applies.

7.3 Turning first to criterion i), the Site is identified as Countryside in the adopted development plan. However, this is not an asset of particular importance as defined by Footnote 7 of the NPPF.

7.4 As set out within the HEBDA submitted in support of this application, the proposed development can be accommodated without causing harm to the nearest Grade II listed heritage asset at Keepers Mead. Furthermore, the Site is at a low risk from flooding, and the outline drainage strategy confirms that surface water runoff can be drained effectively and under the control of a SUDs this will be of a betterment to the existing scenario.

7.5 Therefore, there are no policies within the NPPF which protect areas or assets of particular importance which would provide a strong reason for refusing the proposed development. As such, limb i) of paragraph 11d) is satisfied.

7.6 Turning next to criterion ii), it is then necessary to determine whether the adverse impacts of granting the proposal would significantly and demonstrably outweigh the benefits.

- 7.7 This Planning Statement has demonstrated that the proposed development will achieve sustainable development objectives, as we summarise below. The sections below set out the benefits of the proposals and the harms arising.

Benefits of the Proposal

- 7.8 The benefits of the proposal are outlined below in Table 7.1. Our assessment is defined by the following hierarchy:

- Very substantial
- Substantial
- Significant
- Moderate
- Limited

Table 7.1: Scheme Benefits

Benefits	Weight
Provision of up to 75no. new homes which will address an acute housing supply shortfall whereby the Council can only demonstrate 1.7 years supply.	Very substantial
Provision of 35% affordable housing to meet an identified need, equating to 17% of the Housing Register for Partridge Green/West Grinstead which currently identifies 152 household in need of accommodation.	Very Substantial
Provision of much needed market and affordable housing in a variety of sizes contributing to balanced communities, contributing to a reduction of inequality, and improving housing market dynamics and related economic outcomes for Horsham residents.	Very Substantial
Delivery of high-quality, inclusive and accessible homes for residents which will help to promote health and wellbeing	Moderate
Delivery of at least 10% biodiversity net gain.	Moderate
Provision of sustainable and energy efficiency measures to mitigate the impacts of climate change.	Moderate
Provision of open space and a LAP to enhance the recreational offer of the site and opportunities for play for children.	Moderate
Employment and expenditure (+£1.84 million resident expenditure every year, +121 jobs during the construction phase, +£173,000 Council Tax per annum.	Moderate
Any Section 106 and CIL Contributions (including, but not limited to CIL contributions towards local infrastructure and services improvements such as health and education	Limited

Harms arising from the Proposal

- 7.9 Section 6 of this Statement has assessed the Landscape and Visual Impact arising from the proposed development based on the conclusions of the LVA and has assessed the impact on heritage assets based on the submitted HEDBA.
- 7.10 Overall, our assessment confirms that upon completion of the proposed development at year 15, the landscape effects will be **none to negligible**, and the visual effects arising from the development on nearby receptors will be **negligible to moderate**.
- 7.11 Given that these impacts are highly localised, and due to the context of severe housing need in the Borough and the changing context of the BUAB for Partridge Green, it is considered that the harm to landscape carries, limited weight.
- 7.12 Regarding the impact on heritage assets, the submitted HEDBA concludes that the proposed development would result in **no harm** to the significance of the Grade II Listed Keepers Mead. However, in relation to Dunstons, it recognises that the proposed development will remove an element of its historical and functional setting resulting in a **minimal level of harm** to its low-level significance as a non-designated heritage asset. However, Dunstons is not a statutory designated heritage asset and we consider that the harm to a non-designated heritage asset carries limited weight.

Conclusions on Planning Balance

- 7.13 The Council has an extremely low housing land supply of 1.7 years and has failed the HDT, resulting in the critical need for new housing, including affordable housing. Furthermore, the HDPF was adopted more than 10 years ago and does not meet the current or future needs of residents. Therefore, the tilted balance applies and the policies most important for determining the application are considered to be out of date.
- 7.14 The Applicant acknowledges that the proposed development does not wholly accord with Policy 4, and conflicts with Policy 26 of the HDPF as the proposals are not consistent with development considered appropriate for its Countryside designation. However, conflict with these policies is to be given reduced weight as they are more than five years old and no longer align with the provisions of the latest NPPF.
- 7.15 The proposed development accords with all other policies contained in the development plan, as demonstrated through the technical submissions which are submitted in support of this planning application.

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- 7.16 Furthermore, the Site is allocated for residential development in the emerging Local Plan under the Proposed Schedule of Main Modifications, which will be subject to public consultation from 13 July until 24 August 2026. This clearly demonstrates that the Council considers the Site to be suitable for development which can make a valuable contribution towards meeting its housing need. It is worth noting that upon the adoption of this emerging plan² in its current form, the application then be considered to be in full accordance with the adopted development plan and therefore also ought to be approved under paragraph 11 c) of the NPPF.
- 7.17 The proposed development will deliver a significant number of benefits, including the provision of up to 75 dwellings in a sustainable location – of which 35% will be affordable. The only harm which has been identified is limited localised landscape harm and a minimal level of harm to a non designated heritage asset.
- 7.18 Therefore, weighing the harm and benefits of the proposed scheme, the cumulative benefits are considered to clearly and demonstrably outweigh the harm identified, in accordance with the provisions of paragraph 11d) of the NPPF. The proposals comply with the development plan and the NPPF as a whole and there are no policies within the Framework which protect areas or assets of particular importance which would provide a strong reason for refusing development.

² The Councils 2026-2027 Local Development Scheme has this scheduled for January 2027.

8. CONCLUSION

- 8.1 This Planning Statement has been prepared on behalf of Wain Estates (Land) Limited in support of an outline planning application for the demolition of existing buildings and structures and erection of a residential development of up to 75 dwellings with all matters reserved except for access at Land at Shermanbury Road, Partridge Green.
- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.3 Paragraph 11 of the NPPF applies the presumption in favour of sustainable development and requires decision makers to consider whether relevant development plan policies are up to date.
- 8.4 The Council's Planning Framework was adopted in 2015, with the plan period running until 2031. As such, the plan is significantly out of date. With the Council's spatial strategy no longer up to date and the Examination in Public for the emerging Local Plan having only recently recommenced, the application will be determined in the context of conflict with the Council's adopted strategic housing policies being afforded reduced weight. Therefore, while some conflict has been identified with Policies 4 and 26 of the HPDF relating to Countryside development, Policies 1, 2, 4, 15 and 26 are given reduced weight and the proposed development is considered acceptable in the overall planning balance.
- 8.5 The Council has an extremely poor housing land supply of just 1.7 years, and its latest HDT result is 62%. Consequently there is a critical undersupply of homes in the District, including affordable homes where 152 households are currently on the waiting list for a home in Partridge Green, and there are currently no up-to-date Local Plan policies in place to meet this need.
- 8.6 Although the Site is located in the Countryside by virtue of it being located outside of the currently defined, and out of date, settlement boundary for Partridge Green, it is in a sustainable location and is within proximity to a range of amenities and services in Partridge Green. Furthermore, recent planning permissions on the periphery of Partridge Green will extend the settlement boundary up to the western edge of the Site, demonstrating that the Site will soon be adjacent to the BUAB where the principle of development is supported through the provisions of Policy 4. The recent planning permissions (as allocated in the emerging Local Plan) also demonstrate that the Council considers Partridge Green to be a sustainable location for growth, which can accommodate an increased level of housing provision.

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- 8.7 Set within this context of the Council's lack of an up to date spatial strategy, poor housing land supply and low HDT result, the Council should be looking to the most suitable sites to deliver housing development in the short term. This is particularly pertinent now that the water neutrality restriction has fallen away.
- 8.8 As the Site has been identified by the Council as a draft allocation (PG4) under the Main Modifications for the new Local Plan, it is clearly a logical candidate to inject housing into the Council's supply to meet local needs.
- 8.9 As well as providing much needed family and affordable homes, the proposed development will also achieve 10% biodiversity net gain, include the provision of SuDS, open space and a LAP, and enhanced connections to nearby PRoW.
- 8.10 All of the benefits, as shown in Table 7.1 of this Planning Statement, clearly outweigh the limited/moderate harm to landscape through the Site's development. No other harm is considered to arise from the proposals.
- 8.11 Furthermore, the technical reports submitted with the application and our assessment in Section 6 demonstrates that the proposals fully comply with other relevant development plan policies relating to transport and highways, design and sustainability, landscaping and open space, ecology, flood risk and drainage, pollution and other matters.
- 8.12 This Planning Statement has demonstrated that the proposed development will achieve sustainable development objectives, as we summarise below.

Achieving the economic objective

- An additional £1.84 million of resident expenditure every year.
- Creation of 121 direct employment jobs during the construction phase.
- An increase in Council Tax revenue of £173,000 per annum.
- Provision of new homes to generate local expenditure and located in close proximity to important local employment opportunities at Star Road Industrial Estate, Huffwood Trading Estate, and employment opportunities in the wider area

Achieving the social objective

- Provision of 75no. new homes which will address an acute housing supply shortfall whereby the Council can only demonstrate 1.7 years supply.
- Provision of 35% affordable housing to meet an identified need, equating to 17% of the Housing Register for Partridge Green/West Grinstead which currently identifies 152 household in need of accommodation.

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- Provision of a balanced mix of much needed homes varying from 1-5 bedrooms, contributing to a reduction of inequality, and improving housing market dynamics
 - Provision of open space, a LAP, and improved PRow connections to enhance the recreational offer of the Site and opportunities for play for children.

Achieving the environmental objective

- Highly sustainable and accessible location.
- Delivery of at least 10% biodiversity net gain.
- Provision of sustainable and energy efficiency measures to mitigate the impacts of climate change.
- New planting of trees and hedgerows.

8.13 The above demonstrates how the proposals will achieve sustainable development in the context of paragraphs 7 and 8 of the NPPF.

8.14 Overall, the proposals are considered to conform with national and local policies, when taken as a whole. The benefits of the scheme are considered to clearly and demonstrably outweigh any harm in the context of paragraph 11d of the NPPF and planning permission should be granted without delay.

A1. DRAFT SECTION 106 HEADS OF TERMS

- A1.1 The planning application is accompanied by draft Section 106 Heads of Terms, as set out below.
- A1.2 The final Heads of Terms will be agreed with Officers at HDC pre-determination and will need to be justified by policy and evidence. The contributions set out below are, therefore, subject to negotiation and are not fixed at this time.
- A1.3 Regulation 122(2) of the Community Infrastructure Levy (“CIL”) Regulation 2010 (as amended) requires that planning obligations must only constitute a reason for granting planning permission if the obligation is; a) necessary in making the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonable related in scale and kind to the development.
- A1.4 HDC introduced its CIL Charging Schedule on 1st October 2017. The CIL is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District. Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.
- A1.5 As per the 2017 Adopted Charging Schedule, the proposed development qualifies as CIL chargeable and is located within Zone 1 (District Wide). Therefore, the CIL charge per m² in this Zone is £135 for residential development (subject to indexation).
- A1.6 The draft Heads of Terms for S106 legal agreement to provide infrastructure to mitigate the proposed development in accordance with the provisions of the NPPF (2024), the PPG, and the CIL Charging Schedule are set out below.
- A1.7 The Applicant considers the following elements may be included with such legal agreement.
- Securing the provision of 35% affordable housing.
 - The provision and management of public open space within the Site.
 - Commitment to Biodiversity Net Gain (BNG).
 - BNG Monitoring Contribution.
 - Travel Plan Monitoring Contribution.
 - Any other necessary provisions to be agreed with all parties.