



Statement of Community Involvement

Land at Shermanbury Road, Partridge Green

Iceni Projects for Wain Estates (Land) Limited

April 2026

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APPENDICES

A1. COPY OF WEBSITE STILLS

1. INTRODUCTION

- 1.1 This Statement of Community Involvement has been prepared by Icen Projects Limited ('Icen') 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 North of Shermanbury Road, Partridge Green ('the Site').
- 1.2 This report sets out a summary of the consultation that took place during the pre-application stage for the proposed development, the site context, the policy and legislative context, and summarises the responses and how the Applicant has addressed the public feedback provided.
- 1.3 The consultation included:
- 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.
 - Delivery of 1055 consultation leaflets to local residents and businesses in Partridge Green.
 - Emails to West Grinstead Parish Council, Councillor Joanne Knowles and Councillor Lynn Lambert.
- 1.4 The Applicant has undertaken a consultation programme which sought to meet best practice and prevailing guidance on pre-submission consultation, as set out in the revised 2024 National Planning Policy Framework (NPPF) and the 2021 Planning Practice Guidance (PPG).
- 1.5 This report is aligned with Horsham's Statement of Community Involvement, which sets out how and when the Council will involve the community and other interested people and organisations in the preparation of their policies and guidelines, including those related to planning and development. It also discusses community involvement in relation to planning application decisions and explains the role of the Council and that of applicants or their agents. Horsham's Statement of Community Involvement was formally adopted on 24 September 2020, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. SUMMARY OF THE PROPOSALS

2.1 This application is for the development of up to 75no. dwellings at Land North of Shermanbury Road, Partridge Green. The application is submitted in outline with all matters reserved except for access.

2.2 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) and vehicular access point from Shermanbury Road. All matters to be reserved except for access.”

2.3 The Site is located on the eastern periphery of Partridge Green, within the administrative area of Horsham District Council (HDC). The Site is approximately 12km to the south of Horsham.

2.4 The site location is shown in Figure 1 below.

Figure 1 – Site Location Plan



- 2.5 The Site extends to circa 5.88 hectares and is relatively flat, with a gently slope from north to south. A two-storey dwellinghouse and garden (known locally as Dunstons) is situated in the southwestern corner of the Site which is accessed via Shermanbury Road to the south.
- 2.6 The remainder of the Site comprises fields which were formerly used for horse grazing and equestrian use. The former 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.
- 2.7 The Site is bound by Shermanbury Road to the south, Greentree Lane to the east which is a public bridleway (no. 2800), and by a public footpath (no. 1761) to the west. An existing residential property (Camomile Cottage) which is not within the Site is bound to the southeast.
- 2.8 Full details of the site context and proposed development are contained within the Planning Statement.

3. CONSULTATION PROCESS

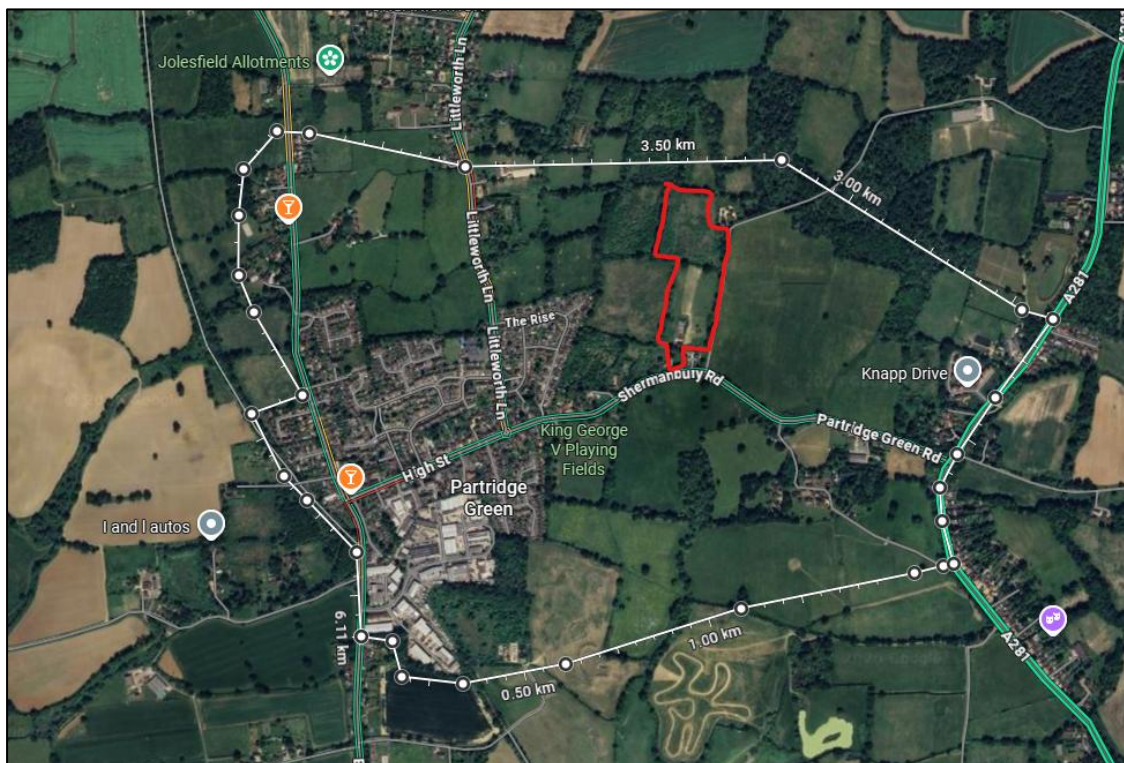
Consultation Website

- 3.1 The main period of consultation ran from 20th February 2026 until 6th March 2026.
- 3.2 A dedicated consultation website was launched on the 19th February 2026.
- 3.3 The purpose of the consultation website is to provide information about the proposals and an opportunity for the public to give their feedback.
- 3.4 The website remains live and can be accessed using the following link:
<https://www.weconsultations.co.uk/partridgegreen>
- 3.5 The dedicated consultation website consists of the following pages:
- *Home* – Providing an overview of the Proposed Development and the consultation timeline
 - *The Proposal* – Detailed description of the Proposed Development
 - *FAQs* – Offering answers to frequently asked public questions regarding the proposals
 - *Have Your Say* – Providing information about the consultation deadline and contact details to get in touch. There were set questions for the respondents to answer.
- 3.6 As of 1st April 2026, the website has received 295 unique visits. Approximately half of the visitors accessed the 'Have Your Say' tab, with 71% viewing on mobile browser.
- 3.7 80% of the traffic visiting the consultation website was from the QR code on the consultation leaflet or typing the website address into a browser, with the remaining traffic accessing the website via social media link.
- 3.8 A selection of stills from the website can be found in Appendix I.

Consultation Leaflet

- 3.9 A consultation leaflet was produced to inform immediate residents and the wider community about the proposals, inviting them to visit the dedicated website to learn more about the proposals and provide feedback.
- 3.10 The consultation leaflet provided an overview of the proposals and contact details for the consultation team as well as information on how people could provide their feedback.
- 3.11 The leaflet was sent to 1055 business and residential addresses surrounding the site.
- 3.12 The radius selected for distributing the consultation leaflet was carefully chosen to ensure that all nearby residents, businesses, and landowners who may be directly or indirectly affected by the proposed development were informed.
- 3.13 Image 1 below shows a map of the local area, with the distribution radius for the consultation leaflet demonstrated by white line.

Image 1 – Distribution radius for the consultation leaflet



3.14 Images 2 and 3 (below and overleaf) depict the front and back of the consultation leaflet.

Image 2 – Front of consultation leaflet



Shermanbury Road

Partridge Green

Have your say on a new high-quality housing scheme and open space in Partridge Green, Horsham

Wain Estates is developing plans for around 70 new family and affordable homes on land off Shermanbury Road, Partridge Green.

We are inviting the community to comment on the plans before finalising and submitting an outline planning application to Horsham District Council.



The site is capable of delivering much-needed new family and affordable homes.

These would be set within an attractive setting that is designed to be sensitive to the existing landscape and will enhance biodiversity and the environment

See reverse for details on how you can have your say

Wain ESTATES

Image 3 – Back of consultation leaflet

HAVE your SAY

Your views are important to us and we would like to receive your feedback before Friday 6th March 2026.

You can share your feedback by:
Visiting our website:
www.weconsultations.co.uk/partridgegreen

Email us: weconsultations@wainestates.co.uk
Please include 'Partridge Green Consultation' within the subject line.



Scan here to find out more



Wain Estates is committed to protecting your personal data in accordance with the UK GDPR and the Data Protection Act 2018. When you contact us regarding a planning application, we may collect your name, address, and email to review and respond to key issues, include your comments in the Statement of Community Involvement (SCI), and submit a full copy of correspondence, including personal details, to the Local Planning Authority (LPA). This ensures your comments are available to the Council and shows who we have consulted. The SCI may be published online by the LPA, subject to their Data Protection policies, and if the application goes to appeal, the same information will be shared with the Planning Inspectorate. We may also use your details to inform you of further consultations but will not use them for any other purpose or share them with third parties for marketing.

Wain ESTATES

- 3.15 Emails with information about the proposals and a copy of the consultation leaflet were sent to West Grinstead Parish Council, Councillor Joanne Knowles and Councillor Lynn Lambert.
- 3.16 No responses were received from the Parish Council and Ward Councillors.

4. FEEDBACK ANALYSIS

4.1 The consultation website and consultation leaflet invited the public to provide feedback via a dedicated email address.

4.2 Respondents could provide feedback by answering specific questions provided on the website or by writing out their general feedback.

4.3 A total of 48 responses were received across the consultation period.

4.4 5 respondents chose to answer the questionnaire provided on the Have Your Say page of the website, and an analysis of answers can be found below.

4.5 **Question 1 asked: What type/size of housing do you think would be most suitable for the site?**

4.6 Answers included:

- *“Housing should consist of 2/3 bedroom houses (affordable) ideally suitable for first time buyers/families.”*
- *“Local families or persons with local roots should have an opportunity to purchase housing firstly.”*
- *“2 - 5 bedroom homes, my girlfriend and I are looking to move in the next 2 years and would be interested in one of the homes on this site.”*
- *“A range of house sizes including smaller one and 2 bed properties, as first homes, single occupancy dwellings or to enable older village residents the opportunity to downsize, thus freeing up existing family housing for larger family units.”*

4.7 **Question 2 asked: Do you support the provision of open space as part of the development, and do you have any suggestions for how this area could be laid out; for example natural play equipment, circular walks, wild meadow flower planting, foraging areas?**

4.8 Answers included:

- *“The suggestion of open space and natural play equipment sounds very appealing. Older housing estates currently within Partridge Green lack green space within their development.”*

- *“Circular walks through natural areas would certainly be beneficial to mental health and physical health.”*
- *“Yes, circular run/walk areas would be welcomed. PLENTY of dog bins!!”*
- *“...Small estate allotment space/shared foraging area for growing e.g. fruit trees etc and save vehicle trips to other allotment sites.”*

4.9 **Question 3 asked: Do you have any comments on the layout and are there any other facilities you would like to see included?**

4.10 Answers included:

- *“Provision of Doctors Surgery. Improved Supermarket. Improved School provision. Reinstatement of full service bus service to Brighton/Horsham”*
- *“The initial design layout, albeit only in a draft format looks fairly interesting. The creation of cut throughs to Littleworth lane must be avoided at all costs. Engagement with WSCC highways is essential to reduce speed limits, 20mph in new site, speed reduction to 30mph on B2116 outside entrance to site and a further reduction to 20mph through high street and village.”*
- *“There is a playing field opposite which is used by many dog walkers, families, football clubs, cricket clubs. It is also used for events so further parking would be recommended as it will likely overspill into the estate, another shop that isn't just CO-OP as that is quite expensive would be brilliant.”*

4.11 43 respondents provided general feedback.

4.12 Themes within this feedback were as follows:

- Concerns about overdevelopment of Partridge Green, with residents stating that Partridge Green has already absorbed and is about to absorb a large amount of housing.
- Concerns about infrastructure capacity, including healthcare, public transport, schools and shops.
- Concerns about increased traffic and road safety, particularly around the access to the site.

- Concerns about loss of greenfield habitat, wildlife corridors, and mature trees.
- Questions around drainage, flooding, sewage, and utilities capacity.
- Questions around housing mix, affordability, and who benefits.
- Support for a mix of multiple bedroom family homes and smaller single-occupancy homes, with interest in buying a property.
- People note that footpaths and bridleways near the site and want them to remain protected and better connected, with some support for circular walks through the site.

4.13 The Applicant's responses to key feedback received can be found in Table 1 below.

Table 1 – Response to public feedback

Concerns about overdevelopment and loss of character	The proposed development is for no more than 75 dwellings and will be sensitively designed to assimilate with the surrounding landscape. 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 periphery of Partridge Green. 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.
Concerns about infrastructure capacity	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. The CIL is a charge placed on new development and the funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.
Questions around Affordable Housing and Housing Mix	It is expected that a policy-compliant 35% affordable housing is provided with a split between 70% affordable rent and 30% shared ownership. The Housing Officer at Horsham District Council has provided the Applicant with a breakdown of local affordable housing needs based on bedrooms, with the longest waiting times for three and four bed home. The proposed development seeks to provide affordable housing and deliver a balanced mix of homes which addresses these local needs.
Noise	The Application is supported by a Noise Impact Assessment and the site will have good acoustic design to minimise noise.
Trees, Ecology and Drainage	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. 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.
Concerns about traffic and safety	A Transport Assessment (TA) and a Framework Travel Plan (FTP) have been submitted as part of the Application. The Site is sustainably located in close proximity to various local services and amenities, as well as local bus services. The Site is well located to cater for trips on foot and provides potential for a high degree

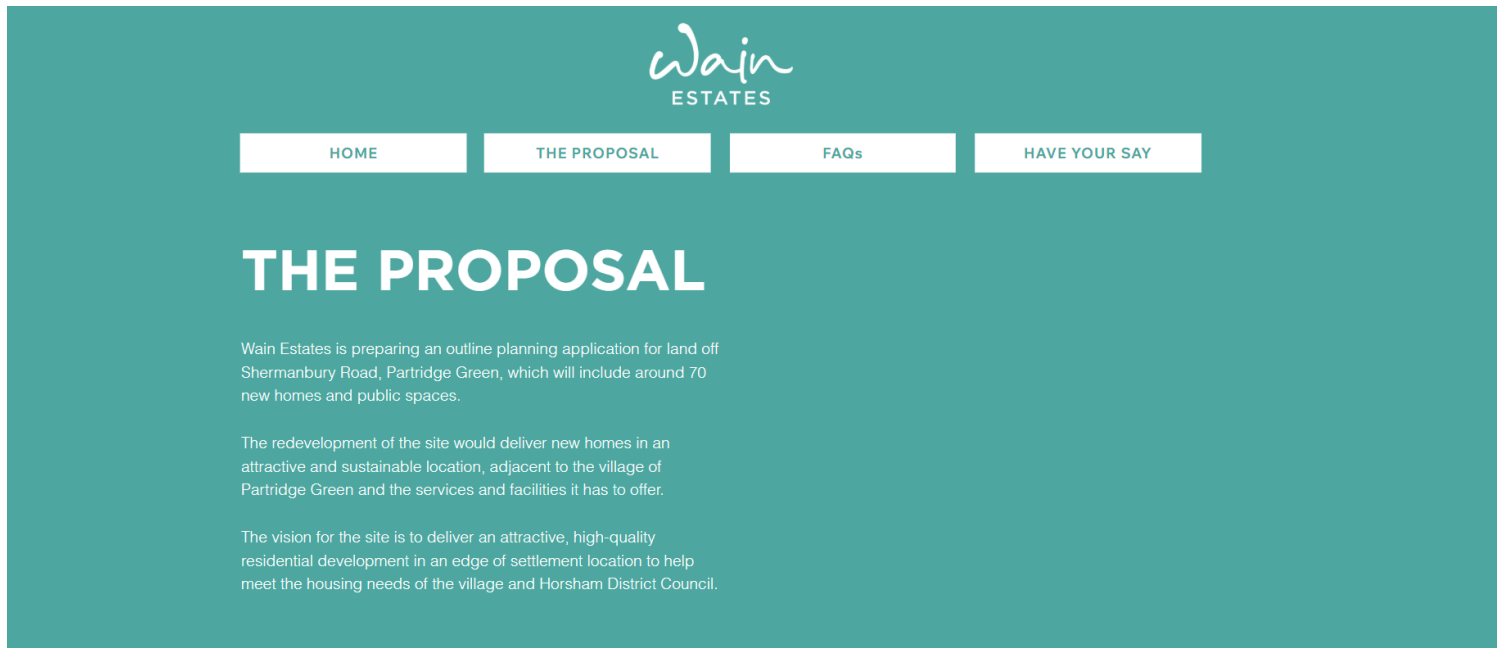
	of pedestrian trips between the development and Partridge Green along with the surrounding area. The Site is also bound by Public Rights of Way which provide walkable routes for future residents to the surrounding area.
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5. CONCLUSION

- 5.1 This Statement of Community Involvement has been prepared by Icení Projects Limited ('Icení') 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 North of Shermanbury Road, Partridge Green ('the Site').
- 5.2 The engagement programme undertaken has included a dedicated consultation email address, consultation website, leaflet delivered to 1055 local addresses, and emails to Ward Councillors and West Grinstead Parish Council.
- 5.3 The Applicant remains committed to engaging with the community and local stakeholders and will continue to meet and update those who have demonstrated an interest in the proposals.

A1. APPENDIX I – SELECTED STILLS FROM CONSULTATION WEBSITE

A1.1 Selected still images from the consultation website can be found below.



FIVE REASONS WHY...



A NEW NEIGHBOURHOOD

A variety of new homes, ranging from starter homes to family homes, creating and adding to a diverse and balanced community.



ENHANCE THE LOCAL AREA

The plan includes the delivery of areas of public open space, including a new children's play area and improvements to the Public Right of Way network.



LANDSCAPE AND BIODIVERSITY

A high-quality landscaping scheme sensitive to the existing landscape character which will enhance biodiversity and the environment for residents.



SUSTAINABLE LOCATION

The site is sustainably located adjoining the development limits of Partridge Green and is within walking distance of local services and facilities including convenience store, independent shops, village hall, employment opportunities, primary and pre school.



CREATE MUCH-NEEDED HOMES

The delivery of around 70 new dwellings with a mix of market and affordable homes contributing to local housing need. 35% of the dwellings will be affordable homes.

HAVE YOUR SAY...

YOUR VIEWS ARE IMPORTANT TO US

Please give us your feedback by **Friday 6th March 2026** before we submit an outline planning application to Horsham District Council.

We are particularly interested in your answers to the following questions:

QUESTION 1

What type/size of housing do you think would be most suitable for the site?

QUESTION 2

Do you support the provision of open space as part of the development, and do you have any suggestions for how this area could be laid out; for example natural play equipment, circular walks, wild meadow flower planting, foraging areas?

QUESTION 3

Do you have any comments on the layout and are there any other facilities you would like to see included?

Please provide any other comments you have on the proposed development.

You can email us at weconsultations@wainestates.co.uk