



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0835

Land North Of , The Rise, Partridge Green, West Sussex, RH13 8JB

DESCRIPTION:

Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings and associated infrastructure pursuant to outline planning permission ref DC/22/0301 for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access

RELEVANT PLANNING HISTORY:

DC/22/0301	Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access	Application Refused on 28.02.2023. Appeal Allowed 27.5.2025
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DESCRIPTION OF THE SITE

The application site is some 2.3 hectares agricultural pasture land, roughly rectangular in shape. It lies outside of but abutting the built-up area of Partridge Green, a category 2 settlement as defined within the Horsham District Local Development Framework (HDPF). The site is positioned to the east of Littleworth Lane and to the north of The Rise, which forms the north-east edge of the settlement of Partridge Green. Open fields exist east and west of the site.

The site slopes gently downwards towards the north from a high point just to the east of the centre of the southern boundary. The site boundaries are enclosed by mature hedgerow and trees along the west boundary with Littleworth Lane and by trees and shrubs along the remaining boundaries. The north boundary and part of the east boundary are also formed by existing drainage ditches, with the northern ditch forming a stream.

There is an open barn and stable buildings located to the northwest corner of the site. There is an existing vehicular access point serving the site located along the west boundary. This access serves the existing barn and stable buildings on site. Post and rail fencing runs the southern edge of the driveway in this location. Existing neighbouring residential properties, largely single storey in nature, are located along The Rise to the south of the site.

The site lies within the setting of the Listed Buildings Beauchamps, the barn north of Beauchamps, and Blanche's. Both are Grade II Listed and sited north of the site, by some 75 metres distant separated by rough grassland and shrub. These are the closest Listed Buildings to the site. Public Right of Way Bridleway 1774 is situated just north of these Listed Buildings, running west-east along Reeds Lane (track). PRow 1774 joins with footpath 1761 to the east of the site, running north-south. The WSCC Historic Landscape Characterisation is formal enclosed fieldscapes. The underlying geology is brick clay with the site in a Brick Clay Mineral Safeguarding Area. A low pressure gas pipeline runs along Littleworth Lane. The site lies within Flood Zone 1, as identified by the Environment Agency.

The village of Partridge Green has a character mainly based on its residential nature, although the Star Road Industrial Estate offers local business and employment opportunities. The village has a range of service and facilities including a primary school, post office, food store, village hall and recreation ground. It also has public transport links to local settlements and urban areas.

The site benefits from outline planning permission granted by the Planning Inspectorate in May 2025 after the dismissed appeal was quashed by the Secretary of State.

DESCRIPTION OF THE APPLICATION

This application seeks the approval of the matters relating to appearance, landscaping, layout and scale under condition 1 of outline planning permission DC/22/0301, which granted development of up to 55 residential dwellings and associated infrastructure at land north of The Rise, Partridge Green.

The following housing mix is proposed:

Open Market

0 x 1 bed
3 x 2 bed bungalow
12 x 2 bed house
11 x 3 bed
7 x 4 bed
Total 33

Affordable Rent

3 x 3bed
1 x 4 bed
Total 4

Shared Ownership

6x 2 bed house
1x 3 bed
Total 7

Social Rent

4 x 1 bed maisonette
3 x 2 bed bungalow
1 x 2 bed house
1 x 3 bed
2 x 4 bed
Total 11

This results in a total of 55 dwellings with 22 as affordable units and 33 open market units. This achieves an affordable housing contribution at the site of 40%. The affordable housing provision comprises a 31-68 split.

A range of building design and materials is proposed across the site including:

Character area A (through the middle of the site along the principal road)':

- An area comprises a mix of two storey semi-detached and terraced houses (204 bedrooms) with a mix of gable end roofscapes and front gable details.
- Red multi-brick
- Red tile hanging
- Brown roof Tiles

Character Area B (the outer northern and southern belt of dwellings)

- The area comprises a mix of 2, 3 and 4 bedroom semi-detached and detached houses, alongside 2-bedroom bungalows and 1-bedroom maisonettes. Variation in roof height and stepping down of built form at the southern development edge
- Red brick and dark red multi brick
- Red tile hanging
- Dark grey weatherboarding
- white weatherboarding (to small gable fronts)
- brown and grey roof tiles

A total of 115 allocated parking spaces together with 19 visitor spaces (134 spaces overall) are proposed.

Landscaping details show:

- An area of open space to the northern part of the site that links to open space to the boundary to Littleworth lane.
- Additional tree planting throughout the open space and retention of boundary trees and central tree belt
- New SuDS
- An informal pedestrian path throughout the open space
- Children's/ teens play space

DC/22/0301 approved the proposed access arrangements and approved parameter plans to fix the development principles at the site. The application assessment will consider the proposals compliance with these approved plans.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2026)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

West Grinstead Neighbourhood Development Plan 2019- 2031 was formally made on 23 June 2021

Policy 2: Open Space

Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

Policy 6: Broadband

Regulation 19 Horsham District Local Plan 2023-2040 (HDLP)

Strategic Policy 1 – Sustainable Development
Strategic Policy 2 – Development Hierarchy
Strategic Policy 3 – Settlement Expansion
Strategic Policy 6 – Climate Change
Strategic Policy 7 – Appropriate Energy Use
Strategic Policy 8 – Sustainable Design and Construction
Strategic Policy 11 – Environmental Protection
Strategic Policy 12 – Air Quality
Strategic Policy 13 – The Natural Environment and Landscape Character
Strategic Policy 14 – Countryside Protection
Strategic Policy 17 – Green Infrastructure and Biodiversity
Strategic Policy 19 – Development Quality
Strategic Policy 20 – Development Principles
Strategic Policy 24 – Sustainable Transport
Strategic Policy 25 – Parking
Strategic Policy 37 – Housing Provision

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: Comment

I have had ongoing involvement with deliberations on this site due to the difficulties of getting the access between the two roadside oak trees either side of the proposed entrance.

The revised appeal decision for outline (DC/22/0301) specifically required compliance with specialist engineering (conditions 4 and 28) to reduce foreseeable engineering impacts on the key rooting areas of the trees. This required an unadoptable road standard.

As a minimum I would expect an application of this quantum of new development to have a current BS5837 tree survey and Arboricultural Impact Assessment as per our standard validation requirement.

HDC Conservation: No Objection

I am satisfied the proposal will not result in harm to the setting of the listed buildings in the vicinity. My only suggestion is to provide the dwellings with passive ventilation systems and vertical stack ducts in the form of chimneys to aid cooling and provide interest to the roofscape.

HDC Housing: Support

The applicant has submitted a planning application for a residential development comprising 55 dwellings, of which 22 units (40%) are proposed as affordable housing.

The Housing Register for Partridge Green/West Grinstead currently identifies 146 households in need of accommodation. This demand is distributed as follows:

- 50 households (34%) requiring one-bedroom accommodation;
- 14 households (10%) requiring two-bedroom accommodation;
- 58 households (40%) requiring three-bedroom accommodation; and
- 24 households (16%) requiring four-bedroom or larger accommodation.

Households requiring three- and four-bedroom homes are experiencing the longest waiting times on the Housing Register, with average waiting periods approximately three times longer than those for one- or two-bedroom accommodation.

Housing Officers support this site in its current form as it delivers in line with current local demand.

HDC Landscape Architect: Modification

[Summary]

No concerns are raised with changes to layout on landscape grounds. However, minor modification is requested in order to ensure the development is sensitive to its setting, is of high quality and assimilates naturally within the receiving landscape. These minor alterations include:

- Further tree planting
- Enhanced open space provision
- SuDS improvements

Amendments requested and conditions required (underground services, hard and soft landscaping/ SuDS and drainage)

OUTSIDE AGENCIES

Ecology Consultant: No Objection

[Summary]

Comments received relating to conditions of the outline permission and where these are capable of discharge.

Southern Water: Comment

[Summary]

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network.

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site

WSCC Highways: No Objection

[Summary]

The previous Highway Authority consultation concluded that the proposal would not result in an unacceptable impact on highway safety or severe cumulative impacts on the operation of the highway network, subject to conditions

The Highway Authority notes that this application relates solely to Reserved Matters following the approval of the outline planning permission where access was considered acceptable.

Having reviewed the submitted layout and accompanying Transport Statement, the Local Highway Authority is satisfied that:

- the approved access arrangements remain unchanged.
- the internal highway layout is suitable for the proposed residential development.

- adequate vehicle parking has been provided in accordance with WSCC guidance.
- suitable cycle parking has been incorporated;
- refuse and emergency vehicles can safely access and manoeuvre within the site; and
- the development quantum has not increased beyond that previously assessed.

The Local Highway Authority therefore considers that the Reserved Matters submission would not result in an unacceptable impact on highway safety and would not lead to severe cumulative impacts on the operation of the local highway network. The proposal is therefore not contrary to paragraph 116 of the National Planning Policy Framework. The Highway Authority raises no highway objection to the Reserved Matters application.

WSCC Lead Local Flood Authority:

20.07.2026: Objection

At present, we object and require additional information regarding:

1. Evidence of the Applicant's conformity with Standard 1, Priority 1 of the National Standards for SuDS (collection for non-potable use), as West Sussex is classified as a water stressed area.
2. The Drainage Statement provided references a Desk Study, Site Investigation & Risk Assessment Report produced by Southern Testing Laboratories Ltd, please may we be provided with a copy for review
3. Basin capacity volumes differ in the drainage strategy drawing to the provided calculations, please can these be checked and amended as necessary.
4. Has the presence of a watercourse in the central South to North vegetated area been discounted? The topographic survey is marked as abandoned in this corridor due to dense vegetation, however historic mapping indicates a field boundary which may have had a ditch connecting to the wider watercourse network. Please can this be investigated if necessary and confirmed/discounted, as any watercourses must be retained including their connectivity.
5. Please provide evidence that the encroachment of the surface water flood risk does not impact the capacity of the attenuation basins. Like for like storage for flood risk will need to be provided where any loss of storage occurs. If the risk of flooding from the north has been considered in the design of the basins please provide supporting details.
6. Please provide updated calculations accounting for a surcharged outfall. If water levels are unknown, please utilise top of bank level.
7. We would ask that the drainage strategy drawing be updated to confirm the outfall headwall will not encroach into the flow profile of the receiving watercourse. If this is not to be the case, as an advisory the applicant will need to review our Ordinary Watercourse Consent guidance

WSCC Minerals and Waste: No Objection

WSCC Fire and Rescue: Comment

Condition recommended to ensure that all dwellings on the proposed site are within 150 metres of a fire hydrant for the supply of water for firefighting.

WSCC Education: No Objection

At this time West Sussex Education Services do not have any concerns with the proposed development. Should the application be approved, it will be CIL liable. CIL will be sought by the County Council as local education authority from the charging authority to provide the necessary education mitigation for the proposed development. (For the avoidance of doubt, Education covers all children from 0-18 and up to 25 for SEND pupils)

Nature Space:

27.08.2026: Comments:

The applicant has stated that due to the suitability of some of the ponds in question (e.g. 1, 2 and 4) and due to repeated denied access to waterbodies, that there would be little benefit in requesting to revisit these ponds within the next survey season.

We can appreciate that access issues have made gaining updated information difficult and that the applicant's letter has acknowledged that a lot of time has elapsed since the last surveys. However, from an objective perspective it is still the case that the condition and GCN status of the surrounding waterbodies have not been confirmed since this date, and even since 2013 in some instances. We also would not agree with the assertion that a lack of historical records in the area and a declining national GCN population can be used here to justify not undertaking up to date surveys. Ponds 3 and 5 which have been deemed most suitable are both located within 250m, and as such are within the recommended survey distance.

We do however feel it important to note that the outline permission was granted with the existing survey information only last year, and that the LPA's ecological advisors (Place Services) have recommended the discharge of condition 7. We are of the opinion that best practice would dictate that the information is updated, however we will defer to the LPAs decision.

22.07.2026: Comments:

A Non-Licensed Method Statement has been submitted in support of the discharge of condition 7. The survey information previously provided for the surrounding waterbodies however is in some circumstances over 13 years old. We therefore would recommend that updated surveys are undertaken to re-confirm the current status of these ponds and the likely impact of the development on GCN, and in order to determine whether a NLMS is still sufficient to manage GCN concerns.

PUBLIC CONSULTATIONS

Representations:

Three letters of Objection have been received from two addresses, objecting to the application on the following grounds:

- Drainage capacity concerns
- Highways Safety
- Loss of amenity
- Urbanisation
- Noise and congestion
- Future extensions could lead to overlooking
- Pressure on large trees
- Light pollution
- Lack of Infrastructure
- Objection to access from Littleworth Lane
- Cumulative impact of amount of new housing on Partridge Green

Parish Comments:

West Grinstead Parish Council: Support

The new developer has produced a detailed plan that shows:

- A good housing mix with sufficient car parking spaces. The mix of housing is the type that is needed in the village and the car parking is essential as the village has few amenities, a limited bus service and no access to rail transport.
- Good biodiversity enhancements with essential 5-year monitoring. The Council were heartened to see that the suggested plan was well thought out and the planting was to be monitored and any failed species replaced.

The council acknowledges the landscape response from KGV but would ask that the youth/older persons suggestions are provided in the KGV play park, that the Council owns, and that the developer contributes to an enhancement in this area instead of on site.

The Council have a couple of concerns.

- Southern Water's comment that there is no capacity in the system for foul water. This needs to be rectified for the site to be viable and the Council would not consider that septic tanks would be an

acceptable

solution.

- The speed of traffic on Littleworth Lane which is a rat run through to the A24 and passes the local primary school. This part of the lane where the cars from 55 properties will need to access has too high a speed limit and the Council would like to see this section from here to Mill Lane reduced to 30mph. Finally, the Council were pleased to see the environmental additions of all electric but would have liked to see the properties fitted with solar panels. It is much cheaper to build these features into the property than to fit them retrospectively.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Outline planning permission was granted permission on 27 May 2025 for up to 55 dwellings. The outline permission had all matters reserved apart from the access. Vehicular access would come from Littleworth Lane with a pedestrian footpath further to the south on Littleworth Lane (closer to The Rise).

A s106 Legal Agreement was entered into at the outline stage that secured the provision of 22 affordable units (40%) affordable homes and Highways works- to include a pedestrian/ cycleway connection to the west connecting to the site permitted under DC/21/2704.

The principle of development on this site and access to the site is established by way of the outline planning permission and is not material to this current application for reserved matters consent. Furthermore, the split and tenure of affordable housing units has also been agreed by way of the s106 agreement as set out above.

This current application therefore seeks approval for the reserved matters relating to layout, scale, landscape and appearance only. The approved plans associated with the outline consent include the following plans, and the reserved matters should generally align with these:

1031-OA-110 REV C Parameters Plan
1031-OA-108 REV A Community Facilities and Recreation
1031-OA-101 REV E Illustrative Layout 55 Units
1031-OA-112 REV A Pedestrian/Cycleway Parameters Plan
1031-OA-109 REV A Heights Plan
1031-OA-102 Tree Removal Plan
1031-OA-103 Parking Allocation Plan
1031-OA-104 Refuse And Recycling Plan
1031-OA-105 Fire Tender Tracking Plan

Planning conditions were also attached to the outline planning permission addressing contamination risks, ecological enhancement works, archaeological investigation program, surface water drainage, foul sewerage disposal and adherence with the submitted Arboricultural Impact Assessment / Method Statement. Aside from matters relating to the layout being secured under the current reserved matters

application (RMA) these matters are not material planning considerations for this application as they are already secured under the outline planning permission.

The material considerations relevant to this application for reserved matters consent are therefore limited to the layout, appearance, scale and landscaping of the proposals.

Layout

Parameters Plan

The layout indicated on the proposed parameters plan shows a vehicle access from Littleworth Lane and a separate pedestrian access to the south of this. There is also an indicative pedestrian access to the east. The plan shows the site split into different uses including a 'net developable area', open space to the north and west of the site that wraps around the developable area, incidental space to the southern boundary, and through the centre of the site in a north-south direction (effectively dividing the site into two development areas), and areas within the site for either single storey or two storey development. The single storey development is to be located to the south of the site in two clusters, where the development is closest to the existing properties at the Rise. The Inspector has explicitly stated that the 'submission of reserved matters applications shall demonstrate substantial compliance with the parameter plans unless otherwise agreed'.

It is considered that the submitted proposed layout plans accord with the expectations of the parameter plan and the indicative layout plan. The single storey bungalows are proposed to be located at the higher parts of the site where they were indicated in the parameters plan for single storey dwellings. The open space remains as proposed as does the area of 'incidental space' which is a line of trees and planting to the central strip and southern boundary.

Landscaping and trees

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Planning conditions were also attached to the outline planning permission addressing surface water drainage, foul sewerage disposal and adherence with the submitted Arboricultural Impact Assessment / Method Statement. Aside from matters relating to the landscaping layout being secured under the current reserved matters application (RMA) these matters are not material planning considerations for this application as they are already secured under the outline planning permission.

The use of the central green corridor and retention of boundary vegetation treatment positively reflects the local landscape and supports the site's transition from semi-rural to countryside, as per the expectations of the outline planning permission. An area of undeveloped open space is retained adjacent to Littleworth Lane to respect this sensitive edge.

The community facilities and recreation plan (1031-OA-108 REV A) approved under the outline application indicated various different types of open space. These were natural and semi natural greenspace (1.68ha) / amenity greenspace (0.16ha) / Parks and gardens (0.37ha) / Children's play 0.01ha / youth/ adult play 0.01 ha. The submitted landscaping plans did not include teenage play and excluded areas for informal recreation as originally indicated. There was also some confusion around what is wildflower meadow and what is managed grassland.

In response revised plans have been submitted that show amenity areas are identified as Informal Open Space and will be retained as species-rich or neutral grassland in line with the BNG metric, while being managed through more frequent cutting to maintain a shorter sward. The Landscape strategy illustrates these areas as shorter species rich grassland and a condition is recommended to require additional detail within a Landscape and Environmental Management Plan to ensure that these areas remain suitably managed for amenity use.

The Landscape Strategy includes the use of 'natural' play equipment such as timber logs, teepee, balancing beams. As per officer request, additional street trees have been proposed at the gently winding entrance road to create more interest and improve the green corridor links.

Officers support the incorporation of SuDS within the layout design and consider this will provide positive ecological and amenity features within the site. As noted above surface water drainage details have been secured via a condition to the outline application and should be discharged in the normal way.

The Council's tree officer has raised concerns with the proposed piled method of construction with the access road and the unadoptable nature of this. However, the access was considered as an outline matter and the applicant has confirmed that they will continue to comply with the outline conditions 4 and 28 which relate to tree protection and construction. If the applicant were to propose an alternative form of construction to the access this would need to be considered as a S73 application to the original outline application.

Scale

The Parameter Plan and illustrative Site Layout Plan indicates that the quantum of residential development proposal can be accommodated within the developable area at a density of dwellings comparable to the adjoining settlement edge of Partridge Green whilst safeguarding the integrity and long term retention of existing green corridors between the development layout and the south and east boundaries, with the remaining land comprising formal and informal open space.

Reduction in building scales at the edges of the developable area of the site help minimise impacts on the countryside and adjoining dwellings. The layout plans show that the development would appear as a sub-urban 'housing estate' which would match the character and appearance of the existing residential pattern of the settlement edge of Partridge Green.

The layout continues to include a west-east spinal road to compliant the north-south landscape corridor and to orientate dwellings into clusters, which is welcomed. The maisonette block at the west end is small in scale, rather than a 'block' and benefits from clear demarcation of its communal land by a post and rail fence and block hedge boundary treatment proposed, within the wider amenity space. The range of smaller bungalows and two storey houses reflects the existing scale of this part of Partridge Green.

Appearance

HDPF Policies 32 and 33 stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

The proposed dwellings are based on a traditional vernacular form, incorporating gable, hipped and pitched roof profiles and a mix of 1 storey and 2 storey homes. These roofscapes and proportions reflect those found within the surrounding residential context, reinforcing continuity with the existing built environment.

A materials distribution plan has been provided showing the range of materials (as listed in the development description above). This is considered to be in keeping with the general character of the area and includes a good range of materials to ensure the site has some variety but also maintains a cohesive appearance.

A condition is recommended to require details of all boundary treatments across the site, including front and rear gardens and communal areas, to ensure the rural character of the site is maintained. A condition is also recommended to require full details of hard and soft landscaping.

Residential Amenity

Policy 33 of the HDPF states that development should ensure it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking and noise, whilst having regard to the sensitivities of the surrounding development.

The closest residential receptors are the existing residential properties of The Rise, Partridge Green. The properties to the northern side of The Rise back onto the southern edge of the application site. These residences are characterised by single storey detached and semi-detached dwellings, with a number having extended into their roofs to create first floor level accommodation, some with substantial dormer window additions. These properties are afforded some views towards the site, however, the existing vegetation along this southern boundary provides screening. The properties to the north of The Rise benefit from rear gardens of approximately 12m in length.

The proposed development would avoid the back-to-back garden, with the new dwellinghouses deliberately orientated to be set back from those along The Rise by access drives and screened by a landscape buffer positioned outside of private garden, and subject to management company control, which retains the majority of existing trees and vegetation along the south boundary. Many of the new buildings would also be single storey in scale. It is accepted that the highest ground level of the site lies towards the southern edge of the site and that the properties within The Rise are currently afforded some views across the site. However, it is considered that the orientation and building scale relationship between new and existing dwellinghouses and the separation distance involved, would ensure the amenities of these residents would not be impacted upon adversely.

Other Matters:

Parking

The parking layout plan shows that each property will have an EV charging point (55). Parking is provided as 1 space per maisonette and at least 2 spaces per house (x3 spaces for the four bedroom houses), with 19 visitor parking spaces. The level of parking exceeds the calculated WSCC requirement of approximately 111 spaces and is therefore considered acceptable. The parking layout plan shows that where possible the parking spaces are provided to the side of the properties rather than the front so as not to dominate the streetscene.

Drainage

The LLFA has raised an objection to the proposal. However, a planning condition relating to surface water drainage, foul sewerage disposal was attached to the outline planning permission (condition 13). Aside from matters relating to the layout being secured under the current reserved matters application these matters are not material planning considerations for this application as they are already secured under the outline planning permission. The LLFA will be able to comment on the application to discharge condition 13 of the outline permission once submitted. The applicant is aware of the LLFA concerns and that that amendments to the detail/layout of the scheme may be required in the future to co-ordinate with the details approved via condition 13.

Fire Hydrants

WSCC have requested a condition be attached however a condition (no 25) was attached to the outline planning permission and this is not required to be replicated here. This should be discharged prior to occupation.

Southern Water comments

It remains that the requirement to ensure sufficient capacity within surrounding infrastructure in order to meet the needs of a proposed development rests with the developer and should permission be granted, the developer would be required to form an agreement with Southern Water in order to increase capacity to appropriate levels. Condition 13 on the outline planning permission restricts occupations until details

for foul drainage including the necessary offsite infrastructure improvements have been approved and completed, therefore this matter has already been addressed and secured as part of the outline planning permission.

Ecology

Ecological matters were considered at outline stage for the site. The Councils ecologists have considered the submitted information in relation to the conditions attached to the outline application. An informative is included with this decision stating which conditions from DC/22/0301 can be discharged based on the information provided. These are listed as conditions 7,8 and 9 only.

Biodiversity Net Gain:

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as the application for outline planning permission was made before 12th February 2024 (in respect of major development), under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Play Provision

The Parish Council have suggested that a contribution towards an existing play park may be appropriate, rather than proposing the new equipment for teens/ older children. This was a matter decided at outline stage and if the developer was to decide to pursue this in the future an amendment to the permission would be required.

Conclusions:

Officers are satisfied that the reserved matters proposal sufficiently accords with parameters established within the outline consent, and that the proposed housing mix, layout, landscaping, scale and appearance is of an appropriate design relative to the surrounding built and landscape character in accordance with the development plan policies 16, 32, 33 and 35 of the HDPF and Policies 2 and 4 of the West Grinstead Neighbourhood Plan, the requirements within the Section 106 Agreement, and the outline planning permission, subject to the recommended conditions

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District residential	4903.58	153.1	4750.48
	Total Gain		4750.48
	Total Demolition		153.1

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation:

Conditions:

1 Plans list

- 2 **Pre-Commencement Condition:** No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** Prior to the commencement of development above floor slab level, full details of the proposed Air Source Heat Pumps (ASHP), including their position on each building shall be submitted to and approved in writing by the Local Planning Authority. The ASHP shall thereafter be installed in accordance with the approved plans.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the all buildings has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Notwithstanding the submitted details, prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

- a) Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species
- b) Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- c) Details of all boundary treatments such as walls, fencing and railings, including location, type, heights and materials
- d) Details of minor artefacts and structures such as street furniture, play equipment and signage, including location, size, colour and specification
- e) Details of existing and proposed levels for all external earthworks associated with the landscape proposals, such as SuDS, play areas, retaining walls, banking etc, including cross sections where necessary

f) Details of all external lighting

The approved hard landscaping, including boundary treatments, shall be implemented in accordance with the approved details and shall be retained and maintained as such thereafter.

The approved soft landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling, or dedicated refuse building in the case of the flat blocks, as shown on the Detailed Layout Plans (PL-04 and PL05). The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number [PL-04, PL05 and PL-24]. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan PL03 and PL04. The parking, turning and access facilities and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the character and visual amenities of the locality and/or highway safety and in the interests of the landscape and character of the surroundings and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015)

NOTE TO APPLICANT

The applicant is advised that the Ecological Details that have been submitted as part of this application are sufficient to the discharge conditions 7, 8 and 9 of the outline planning permission DC/22/0301.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0835

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Location plan		1031-OA-100	21.05.2026
Block plan		PL-02 REV A	21.05.2026
Site plan	Layout	PL-03 REV G	21.05.2026
Layout plan	Detailed Site, Sheet 1	PL-04 REV A	21.05.2026
Layout plan	Detailed Site, Sheet 2	PL-05 REV A	21.05.2026
Plans	Dwelling Mix	PL-06 REV B	21.05.2026
Plans	Storey Heights	PL-07 REV B	21.05.2026
Plans	Parking	PL-08 REV B	21.05.2026
Plans	Materials	PL-09 REV B	21.05.2026
Elevation & Floor plan	Plots 52-53, 54-55	PL-10 REV B	21.05.2026
Elevation & Floor plan	Plots 30-31-32	PL-11 REV B	21.05.2026
Elevation & Floor plan	Plots 15, 47, 48	PL-12 REV A	21.05.2026
Elevation & Floor plan	Plots 26-27	PL-13 REV B	21.05.2026
Elevation & Floor plan	Plots 8-9-10, 49-50-51	PL-14 REV B	21.05.2026
Elevation & Floor plan	Plots 4-5, 39-40, 45-46	PL-15 REV B	21.05.2026
Elevation & Floor plan	Plots 22-23, 28-29, 37-38, 41-42	PL-16 REV B	21.05.2026
Elevation & Floor plan	Plots 2-3, 11-12, 16-17, 35-36, 33-34, 43-44	PL-17 REV B	21.05.2026
Elevation & Floor plan	Plots 20-21	PL-18 REV B	21.05.2026
Elevation & Floor plan	Plots 6-7, 13-14	PL-19 REV B	21.05.2026
Elevation & Floor plan	Plots 1, 18, 24, 25	PL-20 REV B	21.05.2026
Elevation & Floor plan	Plot 19	PL-21	21.05.2026
Plans	Street Scenes Sheet 1	PL-22 REV A	21.05.2026
Plans	Street Scenes Sheet 2	PL-23 REV A	21.05.2026
Elevation & Floor plan	Substation, Bin Store and Cycle Stores	PL-24	21.05.2026
Plans	Tenure	PL-30	21.05.2026
Plans	Landscape masterplan	763-100 REV H	10.09.2026
Plans	Landscape Surfacing Strategy	763-300 REV C	10.09.2026
Plans	Landscape Planting Strategy	763-400 REV C	10.09.2026

