DC/24/0669 / APP/Z3825/W/24/3352708

Demolition of one bedroom annexe and garden buildings and erection of a three bedroom detached dwelling

SITE: Lancasters Cottage Littleworth Lane Partridge Green West Sussex RH13 8EJ

Comments regarding the appeal at Lancaster Cottage for construction of a new 3 bedroom property.

Horsham has defined a number of settlements within their local area, and categorised them in terms of the services they provide.

This list is viewable in the Horsham District Local Plan 2023-2040.

Littleworth has been granted the lowest form of classified settlement, with the category being reserved for “very small villages and hamlets”.

The site in question is not located within the main built up area of Littleworth, but rather 1km North.

MARLPOST MEADOWS - DC/22/0495

Site located 0.6km from a “Small Town / Larger Village”

The appellants make reference to Marlpost Meadows near Southwater. Accessibility to the amenities of Southwater, which are far superior to those in Partridge Green is easier than Lancasters Cottage enjoys in relation to Partridge Green.

Horsham defines Southwater as a settlement “with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. The settlement acts as a hub for smaller villages to meet their daily needs”.

COWFOLD LODGE - DC/22/2250

Site located 0.8km from a “Medium Village”,

The successful appeal for the property at Cowfold Lodge had a number of key differences. Firstly, it is located on the edge of the Settlement Area of Cowfold Village, and the pavement leading to the centre of Cowfold Village begins within 100 metres of Cowfold Lodge, affording access to the centre of the Village and its amenities, after a short stretch of pavementless A281.

In contrast, Lancaster's Cottage is located over 1km north of the Settlement of Littleworth. Road access is along Littleworth Lane, which is derestricted from the northern edge of Littleworth. Traffic can legally travel at speeds of 60mph. Before entering the straight stretch of Littleworth Lane heading South towards Partridge Green, the lane descends a blind bend with steep banks either side, offering very poor refuge from oncoming traffic. As has been documented previously, there is no pavement or street lighting between Lancasters Cottage and the Northern edge of Littleworth. Thereafter a pavement is available to use to access the further distance of 1.4 km southwards to the amenities of Partridge Green Village.

Therefore the isolated rural location of Lancaster's Cottage affords poor access to amenities in comparison to the situation of Cowfold Lodge.

LANCASTER COTTAGE - THIS APPEAL

Site Located 2.2km from a “Medium Village”, and 1km North of the lowest form of classified settlement, Littleworth.

The appeal refers to the availability of footpaths to access a Farm Shop located to the south of Cowfold, Cowfold Village and Partridge Green.

These paths are largely sited on Weald clay. The distances to be traversed to access the amenities may be manageable by physically fit members of certain generations, but not all generations.

Cycling on a public footpath is also forbidden.

Conclusion:

A new build property will likely see a variety of occupants over time, ranging from the elderly, down to infants and children; especially as the proposed is a 3 bedroom home - which are normally utilised for multi generational use.

The site must therefore be suitable for that same range of occupants to live a normal life without dangers or isolation, and over their lifetime.

Realistically, this property / site will always be accessed by personal vehicles, but this option is not always available for elderly occupants or children.

Those unable to drive, due to medical conditions or age are considerably more vulnerable, and it is unrealistic for them to walk along a national speed limit road, without a pavement in order to access any form of public transport.

Partridge Green offers as Horsham defines a “modern level of services that provide some day-to-day needs for residents, but rely on smaller market towns to meet a number of their requirements.”

There are some limited shops in Partridge Green, plus a school, a post office and a GP.

Although Partridge Green can be reached using footpaths, these offer a far from direct route - with the distance between the site and the small selection of shops in Partridge Green High Street taking 3.69km (2.291 miles) according to Plotaroute.

The following website details the PRoW’s: https://footpathmap.co.uk/map/?zoom=14.8&lng=-0.30288&lat=50.97394

The route that would be taken from Lancaster Cottage is showing as a red line, designating a footpath.

If someone is attending a doctors appointment due to feeling unwell, shopping for anything remotely heavy, or carrying books to school, it is not feasible for them to do a 7.38 km (4.5 mile) round trip on foot, using these footpaths.

In conclusion, this site is starkly different to the appeals at Cowfold Lodge, and Marlpost Meadows.