



Reserved Matters Transport Statement
Land North of The Rise, Partridge Green

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For

Macar Homes

Document Control Sheet

Reserved Matters Transport Statement
Land North of The Rise, Partridge Green
Macar Homes

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
17/04/2026	1 st Draft	OB/EU	PB
21/04/2026	2 nd Draft	OB/EU	PB
29/04/2026	Final	OB/EU	PB



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1.0 Introduction

- 1.1 This Transport Statement has been prepared by Motion on behalf of Macar Homes to accompany the submission of a reserved matters planning application relating to an outline planning consent (all matters reserved apart from access) for the site known as Land North of The Rise, Partridge Green, West Sussex (herein referred to as 'the site').
- 1.2 The outline planning application was approved at appeal and comprised:
- "Outline Application for redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access"* (planning reference DC/22/0301).
- 1.3 This report considers the highways and transportation aspects of the reserved matters planning application. Following this introduction, this Transport Statement is structured as follows:
- ▶ Section 2 demonstrates the existing conditions of the area surrounding the site;
 - ▶ Section 3 details the outline development proposals for the site, including access, car parking, cycle parking, servicing and emergency access; and,
 - ▶ Section 4 provides a summary of the Transport Statement.

2.0 Site Context

- 2.1 The site is located to the north-eastern edge of Partridge Green, to the north of The Rise and east of Littleworth Lane. The site falls within the administrative boundaries of Horsham District Council and West Sussex County Council. The location of the site is illustrated below in Figure 2.1.

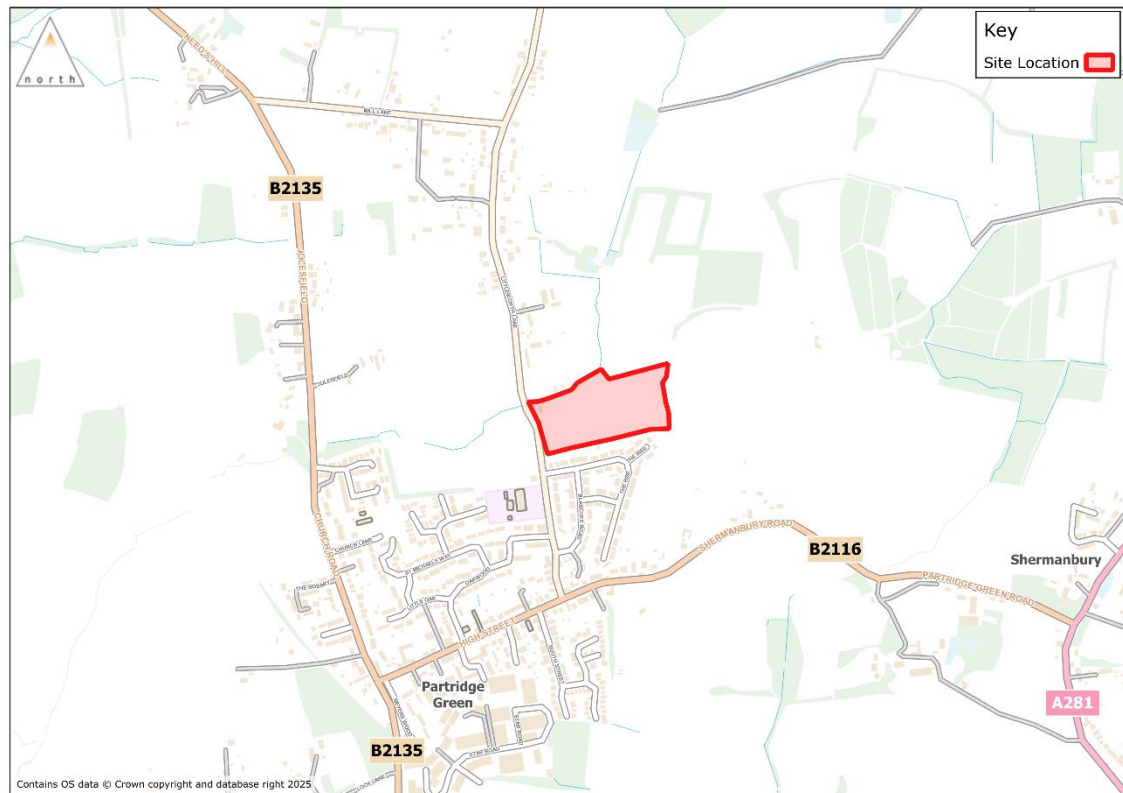


Figure 2.1: Site Location

- 2.2 The site is located to the east of Littleworth Lane, a two-way single carriageway road subject to a 40mph speed limit along the site frontage, reducing to 30mph adjacent to the site, which continues south to the centre of Partridge Green. Littleworth Lane continues southwards towards the centre of Partridge Green and connects with the B2116 High Street. The B2116 provides onward links to the A281 Brighton Road to the east and the B2135 Church Road to the west, which in turn connects to the A24, offering access to the wider highway network.
- 2.3 The B2116 High Street accommodates a range of local services and amenities, including a post office, bakery, convenience store, butchers, public house and a playground with associated playing fields. These facilities are therefore accessible to future residents within a short walking distance of the site. Jolesfield Church of England Primary School and its associated nursery are located approximately 100 metres to the south of the site on Littleworth Lane.

3.0 Development Proposals

Overview

- 3.1 The following section provides details of how the site is to be developed, along with the details of the site access, servicing and parking strategy. The reserved matters scheme comprises 55 dwellings, including a policy compliant mix of affordable housing, together with associated access, landscaping, open space and drainage infrastructure, in accordance with the outline planning application.
- 3.2 The architect's site layout plan is attached as **Appendix A**. The proposed schedule of accommodation is included in Table 3.1 below.

Dwelling Type	Size	No. Units
Maisonettes	1-bed	4
Bungalows	2-bed	6
Houses	2-bed	19
	3-bed	16
	4-bed	10
Total		55

Table 3.1: Schedule of Accommodation

Access Arrangements

- 3.3 The outline planning application approved a new vehicular access in the form of a priority junction onto Littleworth Lane. The access measures 6 metres in width at its junction with Littleworth Lane, narrowing to 5.5 metres and then 5 metres as it extends into the site. As set out as part of the outline application, the 30mph speed limit along Littleworth Lane will be extended to the north of the site, this will be accompanied by traffic calming features which includes a raised table at the site access.
- 3.4 The internal layout has been configured for a design speed of 20 mph, incorporating horizontal alignment of the access road, shared surface arrangements, and a centrally positioned raised table along the main access road. The secondary streets which connect with the main access road are between 4.1 and 4.8 metres wide depending on the location and will operate as shared surfaces or private drives.
- 3.5 As approved under the outline permission, a new 3 metre wide footway will be provided to the south of the site access onto Littleworth Lane and will extend into the site. Additionally, a 2 metre wide footway connection will be provided between the site and the existing footway at The Rise. Improvements were also approved as part of the outline application to the existing dropped kerbs at The Rise which include tactile paving, as well as a new pedestrian crossing point just north of The Rise to facilitate safe crossing of Littleworth Lane, comprising dropped kerbs and tactile paving. The approved access arrangements are illustrated on the drawing included at **Appendix B**.
- 3.6 Pedestrian access will be provided throughout the site via 2 metre wide footways or shared surface streets, depending on location. A 2 metre footway will run along the southern side of the main site access, which connects with the pedestrian access onto Littleworth Lane to the west of the site. Additionally, a 2 metre wide segregated pedestrian route will be provided to the north of the dwellings which will provide access to the informal open space to the north of the site. There are a number of connection points around this route which provide links to the residential dwellings. Pedestrian connectivity will also be provided to the adjoining site to the east (planning reference DC/24/0428).
- 3.7 The proposed internal road network will be formed of low speed and lightly trafficked residential streets with carriageway widths which render them suitable for on-carriageway cycling in accordance with LTN 1/20.

Parking Provision

- 3.8 Car parking will be provided on site to ensure that it is well located to the housing that it serves, and to ensure that on-street parking does not occur to any significant degree. This means that access to all parts of the site will be maintained at all times for use by larger vehicles (refuse truck and delivery vehicles) and for the emergency services. This approach recognises that need to provide sufficient parking spaces to avoid parking that would adversely affect the operation of surrounding streets, but not providing parking to a level that would overly encourage car usage. This is a balanced approach that is consistent with local and national policies.
- 3.9 WSCC guidance provides expected levels of car parking to be provided at residential development based on dwelling size and Parking Behaviour Zone (PBZ), which is based on the location of a development. The proposed development is in a PBZ 1 location. The table below summarises WSCC's car parking standards for residential developments located within PBZ 1 and the parking provision based on the proposals.

Number of Bedrooms	PBZ 1 – Car parking Standards	Proposed Units	Parking Provision
1-bed unit	1.5 spaces	4	6 spaces
2-bed unit	1.7 spaces	25	42.5 spaces
3-bed unit	2.2 spaces	16	35.2 spaces
4+-bed unit	2.7 spaces	10	27 spaces
Total		55	110.7 spaces

Table 3.2: WSCC's Car Parking Standards

- 3.10 The proposals include 115 allocated spaces which equates to one space per 1-bed maisonette, two spaces per 2 and 3-bed house and three spaces per 4-bed house. A total of 19 visitor parking spaces are proposed evenly distributed throughout the site. The drawing included at [Appendix C](#) provides a breakdown of the parking provided. All dwellings including maisonettes will be provided with an electric vehicle charging point in accordance with guidance.
- 3.11 The table below summarises WSCC's cycle parking standards for residential developments.

Type	Number of Bedrooms	Minimum Cycle Parking Standards
Houses	1 & 2-bed units	1 space
Houses	3+ bed units	2 spaces
Flats	1 & 2-bed units	0.5 spaces (if communal storage otherwise same as 1 & 2 bed house)
Flats	3+ bed units	1 space

Table 3.3: WSCC's Cycle Parking Standards

- 3.12 Covered and secure cycle stores will be provided for the flats in accordance with the guidance set out within the above table. The houses will be provided with gardens, and cycle parking can therefore be accommodated within the curtilage of each house.

Servicing Arrangements

Refuse Collection

- 3.13 It is intended that refuse collection will occur from the internal access road within the site. Residents occupying the houses will be required to wheel their bins to the carriageway or designated bin collection points on the appropriate bin collection days. A communal bin store is provided for the maisonettes. All bin collection points/bin stores are located within 30 metres of houses for residents and 25 metres from the carriageway for bin collection personnel to access in accordance with MfS.
- 3.14 In order to ensure the proposed access can facilitate the refuse vehicle manoeuvres without interfering with the free flow of traffic or leading to an adverse effect upon the safety levels of the adjoining highway network, swept path analysis of the access and internal layout has been undertaken. Swept path analysis included at **Appendix D**, demonstrates the refuse vehicle entering the site in forward gear, navigating the internal access road, and exiting the site in forward gear.

Emergency Access

- 3.15 The guidance contained within HM Government's document entitled '*The Building Regulations; Fire Safety Approved Document – 2019 Edition*', states "*For dwellinghouses, access for a pumping appliance should be provided within 45 metres of all points inside the dwellinghouse.*" Within **Appendix E** the relevant swept path analysis has been undertaken and illustrates that the fire tender is able to get to within 45 metres of all parts of the footprint of any dwellings. The vehicles are able to turn and egress the site in forward gear, whilst also not having to reverse more than 20 metres.

General Deliveries

- 3.16 It is considered that a residential development of this size could typically generate a low number of deliveries per day by smaller vehicles (i.e., post, online shopping orders). Deliveries will be undertaken from the main access road and shared surface areas, with delivery vehicles not accessing private drives.

Trip Generation

- 3.17 As the quantum of development proposed has not changed since the outline application, the level of trip generation will not be affected by the proposals. Therefore, the conclusions drawn as part of the outline application associated with traffic impact will remain. As such, no further traffic impact assessments are required as part of the reserved matters application.

4.0 Conclusion

- 4.1 This Transport Statement has been prepared by Motion on behalf of Macar Homes to accompany the submission of a reserved matters planning application relating to an outline planning consent (all matters reserved apart from access) for the site known as Land North of The Rise, Partridge Green, West Sussex.
- 4.2 In summary, this report demonstrates that:
- ▶ Safe and suitable access to the site can be achieved for all users;
 - ▶ Appropriate levels of car parking will be provided on site;
 - ▶ Each residential dwelling will benefit from secure cycle parking; and,
 - ▶ The internal site layout is designed to allow a refuse vehicle and fire appliance to enter and exit the site in forward gear.
- 4.3 In view of the above, the proposed development is considered to be acceptable in transport terms and meets local and national policy criteria. Therefore, there are no traffic and transport related reasons why the development should not be granted planning consent.

Appendix A

Proposed Site Layout



Accommodation Schedule		
2no.	FT01	1 Bedroom Maisonettes
2no.	FT02	1 Bedroom Maisonettes
3no.	BT01	2 Bedroom Bungalows
3no.	BT02	2 Bedroom Bungalows
6no.	HT01	2 Bedroom Houses
5no.	HT02	2 Bedroom Houses
8no.	HT03	2 Bedroom Houses
9no.	HT04	3 Bedroom Houses
7no.	HT05	3 Bedroom Houses
4no.	HT06	4 Bedroom Houses
4no.	HT07	4 Bedroom Houses
2no.	HT08	4 Bedroom Houses
55no. Total Dwellings		

2m wide service zone
shown to north of primary
access road

Access to adjoining site

Power lines to be grounded and
routed through development

Proposed sub-station
position

Grounding Point

G	17.04.26	HT02, HT07, HT08 Amended. Plot 18-19 Detached	MC	KE
F	01.04.26	Attenuation Basins Amended	MC	KE
E	30.03.26	Landscape Updated	MC	KE
D	27.03.26	Existing Garden Boundaries Added	MC	KE
C	26.03.26	Landscape Updated	MC	KE
B	25.03.26	Plots 25 and 30-32 Amended	MC	KE
A	23.02.26	Annotations Amended	MC	KE
Rev	Date	Revision Details	Dr	Ch



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Client's Name

Macar

Job Title

Land North of The Rise
Partridge Green

Drawing Title

Site Layout

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn	Checked	Date
KE	AK	16.01.26

Job No	Drawing No	Rev
7668	PL-03	G

Status

APPROVAL

CAD Plot date: 17/04/2026 - 11:57:17 7668 - site.dwg

Self-Binding Gravel

Informal
Open Space

Informal
Open Space

Natural Play
Space & Trim
Trail

Attenuation
Basin

Informal
Open Space

Attenuation
Basin

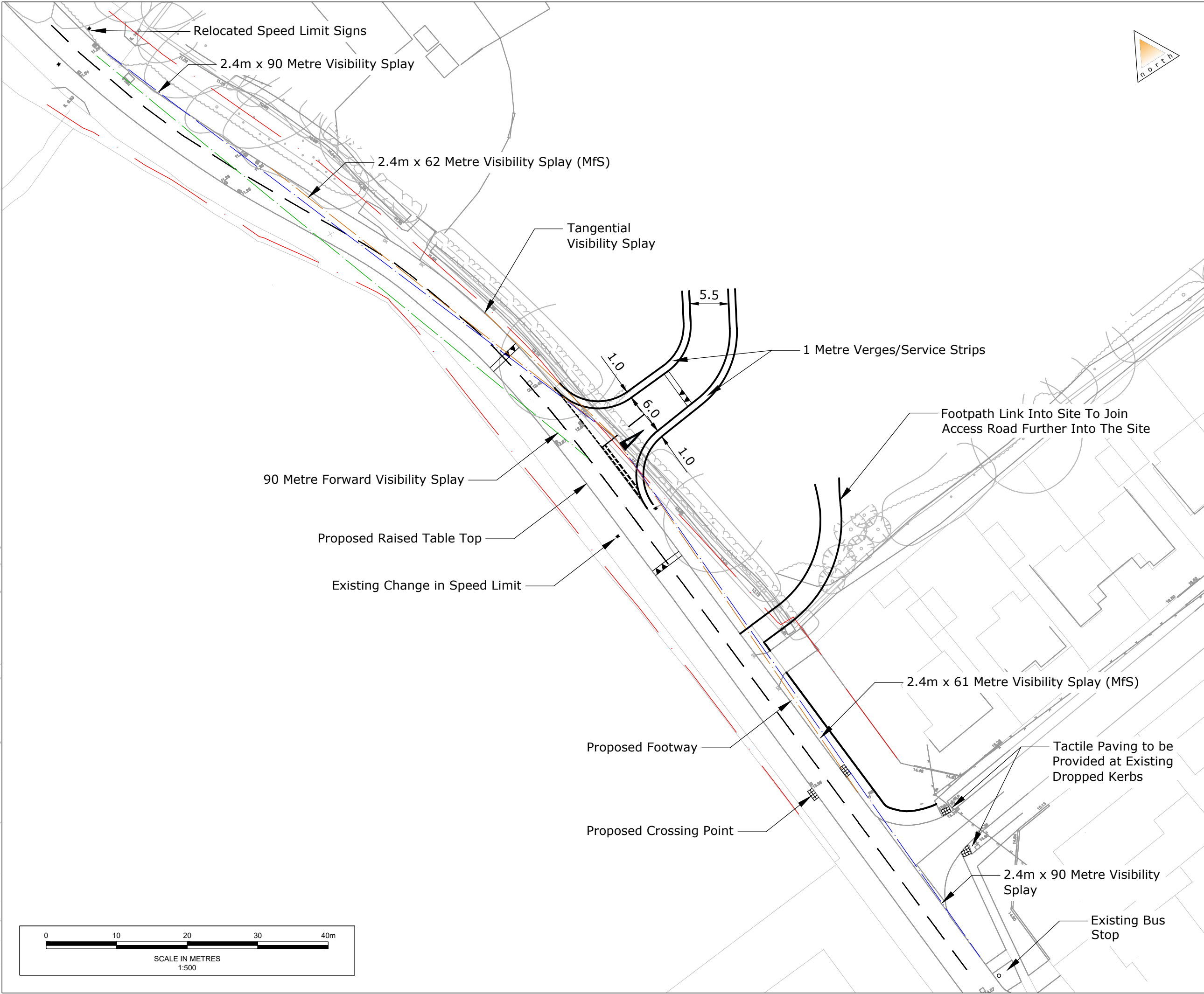
Informal
Open Space

Pedestrian footpath from
site to join to existing
footpath at The Rise

Appendix B

Approved Access Arrangements

C:\Users\elleupton\Motion\StaffSite - Mapart 2510074\Drawings\2510074-01A [Proposed Access Arrangement].dwg



Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on survey information supplied by Aston Land Surveys, and Motion cannot guarantee the accuracy of the data provided.

Legend

Extent of Public Highway

A	Updated Pedestrian Link	OB	EU	PB	15/04/2026
-	First Issue	LL	PB	PB	01/12/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

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Client:

Macar

Project:

Land to the North of The Rise,
Partridge Green

Title:

Proposed Access Arrangements

Scale: 1:500 (@ A3)

Drawing:

2510074-01

Revision:

A

Appendix C

Car Parking Plan



Key	
	115 Allocated parking spaces
	19 Visitors Car Parking
	134 Total Car Spaces
#	55 EV Charging Points (one per dwelling)
1 space per 1 bed maisonette	
2 spaces per house	

B	17.04.26	HT02, HT07, HT08 Amended. Plot 18-19 Detached	MC	KE
A	08.04.26	Parking Plan Updated		MC KE
Rev	Date	Revision Details	Dr	Ch



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Client's Name
Macar

Job Title
Land North of The Rise
Partridge Green

Drawing Title
Parking Plan

Scale
1:500 @ A1 / 1:1000 @ A3



Drawn	Checked	Date
KE	AK	02.04.26

Job No	Drawing No	Rev
7668	PL-08	B

Status
APPROVAL



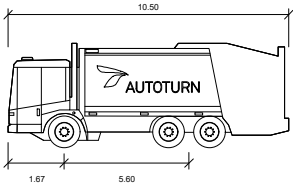
Appendix D

Swept Path Analysis – Refuse Vehicle

C:\Users\obarkwith\Motion\StarfSite - Mapart 2510074\Drawings\2510074-TK01A-TK04A [Refuse, Fire, Delivery].dwg



- Notes
1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
 2. This drawing is based on OS mapping and Motion cannot guarantee the accuracy of the data.
 3. Motion accepts no liability for any vehicle specification errors or inaccuracies within the vehicle tracking software used / or it's vehicle libraries. The vehicles speeds used for the analysis are as follows: forward 6kph / reversing 6kph.



Horsham Refuse Vehicle

	metres
Width	2.53
Track	2.53
Lock to Lock Time	4.0
Steering Angle	45.0

A	Updated Site Layout	OB	EU	PB	21/04/2026
-	First Issue	OB	EU	PB	10/04/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

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Client:

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Project:

Land to the North of The Rise
Littleworth Lane, Partridge Green

Title:

Swept Path Analysis
Refuse Vehicle

Scale: 1:1000 (@ A3)

Drawing:

2510074-TK01

Revision:

A

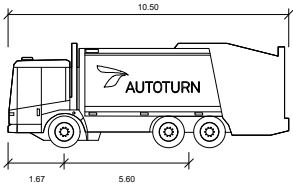
Appendix E

Swept Path Analysis – Fire Appliance

C:\Users\obarkwith\Motion\StarSite - Mapart 2510074\Drawings\2510074-TK01A-TK04A [Refuse, Fire, Delivery].dwg



- Notes
1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
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Horsham Refuse Vehicle

	metres
Width	2.53
Track	2.53
Lock to Lock Time	4.0
Steering Angle	45.0

A	Updated Site Layout	OB	EU	PB	21/04/2026
-	First Issue	OB	EU	PB	10/04/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

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Client:
Macar

Project:
**Land to the North of The Rise
Littleworth Lane, Partridge Green**

Title:
**Swept Path Analysis
Refuse Vehicle**

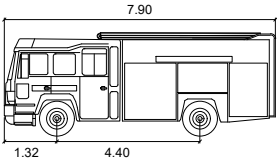
Scale: 1:1000 (@ A3)

Drawing: **2510074-TK01** Revision: **A**

C:\Users\obarkwith\Motion\StarSite - Mapart 2510074\Drawings\2510074-TK01A-TK04A [Refuse, Fire, Delivery].dwg



- Notes
1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
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Pumping Appliance			
metres			
Width	: 2.50	Lock to Lock Time	: 6.0
Track	: 1.75	Steering Angle	: 34.3

A	Updated Site Layout	OB	EU	PB	21/04/2026
-	First Issue	OB	EU	PB	10/04/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
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Client:
Macar

Project:
**Land to the North of The Rise
Littleworth Lane, Partridge Green**

Title:
**Swept Path Analysis
Pumping Appliance**

Scale: 1:1000 (@ A3)

Drawing:
2510074-TK03

Revision:
A