



Land north of The Rise, Partridge Green – Reserved Matters

Planning Statement – including Affordable Housing Statement

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Basis of Report

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1.0 Introduction

- 1.1 This planning statement has been prepared by SLR Consulting Ltd (“SLR”) to support a Reserved Matters (“RMs”) planning application for the construction of 55 residential dwellings (including 22 affordable homes) following the grant of outline planning permission for the “redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access” (“the Permission”).
- 1.2 The Permission was granted at appeal (APP/Z3825/W/23/3324144 and DC/22/0301) on 27 May 2025 at Land north of The Rise, Partridge Green (the ‘site’) and the principle of development has therefore been established. In addition, it is useful to note that the emerging Local Plan allocates this site for 55 dwellings (although only minimal weight can currently be attributed to that plan).
- 1.3 This application is to discharge the appearance, landscaping, layout and scale RMs as set out at Condition 1 of the Permission. Planning permission for the access was approved through the Permission.
- 1.4 This Statement should be read in conjunction with the supporting technical documents as listed in the covering letter.



2.0 Site and Surroundings

- 2.1 The site is located within the village of Partridge Green a Category 3 settlement, as defined within the Horsham District Local Development Framework (the adopted Local Plan).
- 2.2 The site falls wholly within the boundary of Horsham District Council (HDC) and within West Sussex County Council.
- 2.3 Partridge Green is approximately 13km miles to the south of Horsham, 5.5 km to the north of Henfield, with connection to both via the A281. Billingshurst is 14 km to the west, and both Burgess Hill and Haywards Heath accessible via the A272 within 19 km of the village.



Figure 2.1: Site Location Plan

- 2.4 The central grid reference of the site is TQ 19383 19648, located to the east of Littleworth Lane and to the north of The Rise in Partridge Green, which forms the edge of the settlement boundary.



Figure 2.2: Extract from BUAB plan

- 2.5 Details of the West Grinstead Neighbourhood Plan and Horsham local policies are provided in further detail in this statement.



- 2.6 The Site is broadly rectangular and split into two roughly square fields extending to approximately 4.2 hectares. The land falls gently towards the north. The land is currently in agricultural use as open grassland.
- 2.7 The Site is bounded by hedgerows and a number of mature trees. The western boundary, which includes Littleworth Lane, is particularly dense with no real views in or out of the Site. The remaining boundaries (north, south and east) are all formed of hedgerows with trees within them affording limited views in or out of the site.
- 2.8 There is a stream (known as The Coker) that forms the northern boundary of the site, albeit this is within the treed hedgerow. In the north-western corner of the site is an open barn and a number of stable buildings. Beyond the northern boundary, around 75m away, are Beauchamps, The Barn and Blanches House, all Listed Buildings.
- To the east of this site is the recently consented Land North of Shermanbury Road scheme for 120 homes. The land immediately to the west of this site is proposed to be open space.
- 2.9 To the west and south is Littleworth Lane and The Rise respectively, which forms the settlement boundary of Partridge Green.



3.0 The Proposal

3.1 The proposed development is for a single-phase development comprising 55 residential dwellings. Vehicular access will be provided via Littleworth Lane in accordance with the approved access (planning reference DC/22/0301).

3.2 The description of development is:

‘Reserved matters approval for appearance, landscaping, layout and scale
for 55 residential dwellings and associated infrastructure’

3.3 The scheme delivers a policy-compliant provision of affordable housing, in accordance with the Council’s Shaping Development in Horsham District (SD) guidance. In accordance with the outline planning permission, a total of 22 affordable homes are proposed.

3.4 The proposed housing mix is as follows:

	1 Bedroom Maisonettes	2 Bedroom Bungalows	2 Bedroom Houses	3 Bedroom Houses	4 Bedroom Houses	Total
Private	0	3	12	11	7	33
Shared Ownership (First Homes)	0	0	6	1	0	7
Affordable Rent	0	0	0	3	1	4
Social Rent	4	3	1	1	2	11
Total	4	6	19	16	10	55

3.5 The outline planning application was supported by a number of technical parameters plans that informed the illustrative layout and master parameter plan. Condition 5 of the Permission requires the reserved matters applications to demonstrate substantial compliance with the plans set out. This reserved matters application has been tested against the Condition 5 parameters plans and is substantially in compliance. An overlay of the outline master parameters plan and proposed layout scheme is shown below at Figure 3.2.

3.6 Parking provision has been designed in line with West Sussex County Council (WSCC) standards, ensuring sufficient and compliant arrangements across the site. 134 parking spaces are provided in total, with visitor parking integrated throughout.

3.7 Parking is sensitively arranged to the front or side of dwellings, with the design referencing courtyard typologies where possible, and avoiding the visual dominance of modular parking courts. The development also incorporates 55 electric vehicle charging points i.e. one for each home. Secure bicycle storage is provided within rear garden sheds for the



proposed houses and in covered and secure bike stores for the apartments to encourage active travel.

- 3.8 The proposed scheme is set within generous landscaping. Save for the approved vehicular access, the existing trees and hedgerows are retained on the western boundary of the site. Immediately to the south of the entrance road a new area of open informal open space is proposed. This area includes a new footway onto Littleworth Lane (as shown on the proposed access drawing and which will be delivered by s.278 agreement in accordance with the s.106 agreement), linking to the village centre, formal open space and playing fields, bus stops and the Jolesfield Primary School (adjacent to the site).
- 3.9 To the north of the entrance road and wrapping around the northern side of the proposed development is a further, larger area of informal open space. This area contains formal and informal footways and two SuDS attenuation basins. This new open space will include new planting, including new trees.
- 3.10 The site is formed of two halves by an existing line of mature trees and hedgerow in a north-south orientation. This tree line also joins the two halves of the northern open space. Located in the western half is a natural play space and trim trail. The separation distance between existing and proposed dwellings has been considered to ensure the protection of residential amenity.
- 3.11 All of the open space is directly overlooked by the new homes to ensure there is defensible space for the users. Along the southern and eastern boundaries, the homes are set back from existing tree lines/hedgerows. In particular, there is a generous buffer along the southern boundary to ensure existing residents' amenity is protected as much as possible. A new footpath is proposed roughly midway along the eastern boundary linking into the adjoining development.
- 3.12 The proposed development will introduce additional impermeable surfaces; however, runoff will be managed through the proposed SuDS strategy to restrict discharge to greenfield rates and provide attenuation for the 1-in-100-year rainfall event including climate change, ensuring no increase in off-site flood risk.
- 3.13 A copy of the proposed site layout plan is shown below in Figure 3.1.



Figure 3.1: Proposed site layout plan



Figure 3.2: Layout/Outline Parameters Plan overlay plan



4.0 Planning Policy and History

Planning History

- 4.1 A planning search history search has been undertaken for the site via HDC’s online search system. There have been four planning applications (including the approval now subject to this RM submission) at the site in the past.

No.	Planning Ref:	Proposal and Location	Decision	Decision Date
1	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	Permitted (Appeal)	27/05/25
2	DC/20/2427	Outline Application for the removal of disused ancillary buildings, and for the erection of up to 55 dwellings and associated infrastructure with all matters reserved except access.	Withdrawn	02/03/21
3	DC/13/1398	The re-location of existing domestic stables, demolition and erection of a new storage barn and new wc and wash room facilities together with a new access track.	Withdrawn	02/06/15
4	DC/13/1187	Outline application for 58 residential dwellings, comprising 1 bed flat (4 no.), 2 bed flat (4 no.), 2 bed house (15 no.), 3 bed house (20 no.), 4 bed house (10 no.), 5 bed house (5 no.) with associated parking, garaging, informal open space and play space together with new attenuation basins.	Refused	24/03/14

- 4.2 Of key interest, outline planning permission was originally sought for “redevelopment of the site to provide up to 55 dwellings, ancillary parking and associated infrastructure with all matters reserved except access” in February 2022 (DC/22/0301).

- 4.3 This was refused on 28 Feb 2023 for the following reasons:

1. Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).



2. Insufficient information has been submitted in support of this application for Great Crested Newts required prior to determination as without this information, there is sufficient uncertainty to the impact of the development and whether this is potential harm to Protected Great Crested Newts, and this potential for direct adverse impact on biodiversity is not clearly outweighed by the reason for the development and, as such, is contrary to Policy 31 of the Horsham District Policy Framework and Policy 4 iii) of the West Grinstead Neighbourhood Plan, Paragraphs 179 and 180 of the National Planning Policy Framework (2021), duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).
3. The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the 40% units required to be provided as affordable housing units; the proposed access arrangement along the eastern side of Littleworth Lane; the traffic calming arrangement along Littleworth Lane; or the pedestrian/cycle link to the adjacent housing proposal at Land North of Shermanbury Road/Dunstans Farm. The proposal is therefore contrary to Policies 16 and 40 and 41 of the Horsham District Planning Framework (2015) as it has not been demonstrated how the affordable housing needs of the District would be met nor how the proposed development would develop an integrated community.
- 4.4 Following a virtual Hearing held on 9 January 2024 by the Planning Inspectorate (“PINs”), the application was dismissed on 8th February 2024 due to the absence of certainty on the mitigation measures that could be secured at that time to protect the integrity of the Protected Sites leaving the proposals in conflict with the Habitats Regulations and the development plan, when taken as a whole.
- 4.5 This decision was quashed in the High Court on 20 May 2024 due to inadequate reasons being set out for the refusal.
- 4.6 Following the quashing, the application was redetermined by PINs following written correspondence and was granted planning permission by PINs on 27 May 2025.

Planning Policy and Material Considerations

National Planning Policy

- 4.7 The key national policy and guidance documents to be considered are listed below:
 - National Planning Policy Framework (2024) – Amended February 2025 an updated version is currently out for consultation until 6th March 2026;
 - Planning Practice Guidance;
 - National Design Guide (as amended Jan 2021);
 - Planning Reform Working Paper: Reforming Site Thresholds (May 2025).
- 4.8 The National Planning Policy Framework (NPPF), was published in December 2024 and amended in February 2025.
- 4.9 The NPPF continues to place a strong emphasis on delivering a sufficient supply of homes through sustainable and well-designed development. Under Chapter 5 ‘Delivering a sufficient supply of homes’, paragraph 60 of the NPPF states: “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.” This policy underpins the presumption in favour of sustainable development and reinforces the importance of housing delivery as a national priority.

- 4.10 More broadly, national guidance documents such as the Planning Practice Guidance, National Design Guide (as amended Jan 2021) promote high-quality, inclusive residential environments that support long-term community wellbeing. The Planning Reform Working Paper: Reforming Site Thresholds (May 2025) advocate for planning to accelerate housing delivery, diversify the market, and remove barriers for small and medium-sized developers. Together, these documents form a coherent national policy framework that prioritises residential development as a key driver of economic growth, social equity, and sustainable placemaking.
- 4.11 An updated version of the NPPF was consulted on between 16 December 2025 and 10th March 2026 so the changes do not hold significant weight as yet, but the following changes, relevant to this application, have been noted:
- Policy S5 – supports development proposals outside settlements, where it meets an evidenced unmet need, such as this site.
 - Policy CC3 – supports development proposals that take into account the current and potential impacts of
 - climate change over the lifetime of the scheme, as this site evidences it achieves.
 - Policy HO7 – states that substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, as this site evidences in the proposed housing mix, including for example, bungalows.
 - Policy HO8 – supports development that provide the development plan requirement for affordable homes, which this site meets and may potentially exceed.
 - Policy DP3 – supports development proposals that are well-deigned, as evidenced for this scheme in the accompanying DAS.
 - Policy TR4 – support development proposals that contribute to creating well-designed places, where transport considerations should be integral to the design of development as evidenced for this scheme in the accompanying DAS.

Local Planning Policy

- 4.12 Horsham District Council’s current adopted Local Plan is the Horsham District Planning Framework (HDPF), which was adopted in November 2015. It sets out the planning strategy for the district, including policies on housing, employment, infrastructure, and the environment. The HDPF continues to be used to guide planning decisions and assess development proposals.
- 4.13 A new Local Plan covering the period 2023–2040 was submitted for examination in July 2024. In April 2025, the Planning Inspector issued interim findings advising that the plan should be withdrawn, citing a failure to meet the legal Duty to Cooperate, particularly in relation to housing need and water neutrality. However, a new Inspector has now been appointed, and new hearing sessions will take place, initially, in April 2026. At this stage, it is not known if the plan will progress or not.
- 4.14 Natural England withdrew its Water Neutrality Position Statement on 31 October 2025, following agreement that Southern Water’s efficiency savings now allow development to proceed without water neutrality statements, although the licence change underpinning



this was not due until March 2026 (at this time confirmation is still awaited). New homes must still comply with 110 litres per person per day water efficiency under Policy 37.

4.15 The following policies from the HDPF are considered to be relevant to the proposed reserved matters development:

- Strategic Policy 16: Meeting Local Housing Needs
- Strategic Policy 24: Environmental Protection
- Strategic Policy 25: The Natural Environment and Landscape Character
- Strategic Policy 31: Green Infrastructure and Biodiversity
- Strategic Policy 32: The Quality of New Development
- Strategic Policy 33: Development Principles
- Strategic Policy 35: Climate Change
- Strategic Policy 36: Appropriate Energy Use
- Strategic Policy 37: Sustainable Construction
- Strategic Policy 38: Flooding
- Strategic Policy 41: Parking

4.16 The following plans and guidance documents are also considered to be relevant for the proposed development:

- West Grinstead Parish Neighbourhood Plan 2019 – 2031 (Made in 2021)
- The emerging Local Plan 2023-2040 (albeit attracting minimal weight)
- Shaping Development in Horsham District - Planning Advice Note
- The West Sussex Joint Minerals Local Plan 2018
- The West Sussex Waste Local Plan 2014

4.17 The West Sussex Joint Minerals Local Plan (2018) and Waste Local Plan (2014) form part of the statutory development plan, supporting sustainable growth. The Minerals Plan (Policy M12) promotes development that meets the County's social and economic needs, while the Waste Plan supports sustainable communities. Both plans align with wider spatial and infrastructure strategies, encouraging residential proposals that respect safeguarding zones and demonstrate sustainable design.

4.18 Although the Local Plan 2023–2040 (Regulation 19 Draft, January 2024) has not been adopted, it identifies a requirement to deliver sufficient housing to meet identified needs and confirms that development should also contribute towards addressing unmet needs arising in neighbouring authorities (paragraph 3.24).

4.19 Furthermore, Strategic Policy HA12 – Partridge Green Housing Allocations allocates Land North of the Rise for 55 homes (PG2).

4.20 Horsham's annual housing requirement, calculated using the Government's Standard Method, is 1,338 dwellings per year. This equates to 6,690 for the five-year period (1 April 2025 – 31st March 2030).



- 4.21 As of March 2026, Horsham District Council is only able to demonstrate a 1.7-year housing land supply, based on an appeal decision at The Rectory, High Street, Rusper¹, significantly below the five-year requirement. In accordance with national policy, this deficit engages the presumption in favour of sustainable development under paragraph 11(d) of the NPPF.
- 4.22 The Shaping Development in Horsham District Planning Advice Note (SD PAN) (September 2025) is intended to guide planning applications for housing development, setting out the Council's aspirations and the weight they accord to current policy, especially in light of the Council's challenges in maintaining a five-year housing land supply to ensure that Horsham Council can continue to support sustainable housing delivery in a proactive manner.
- 4.23 The advice note's key points are as follows:
- Purpose: To support sustainable housing development in areas not currently allocated in the Local Plan or Neighbourhood Plans.
 - Context: The Council cannot demonstrate a five-year housing land supply, which triggers the NPPF's presumption in favour of sustainable development.
 - Content: It includes guidance on locational suitability and scale, deliverability, meeting housing needs, biodiversity, climate change, transport, design, heritage, employment/retail, infrastructure.
 - Status: While not a statutory document, it carries weight in planning decisions due to the current housing supply shortfall and was endorsed at Cabinet.
- 4.24 For proposals located outside the defined BUAB, the SD PAN (paragraph 5.12) reflects the requirements of Policy 4 of the Horsham District Planning Framework (HDPF) and confirms that applications will be considered positively where all of the following criteria are satisfied (most are not applicable to this site as the planning principle is already established):
- The proposal demonstrates that it responds to identified local housing needs. Taking into consideration Horsham's low housing numbers, the development responds well to identified local housing needs;
 - The scheme is contained within an existing defensible boundary and maintains and enhances the site's landscape character features. The site is contained within its own boundaries on all sides.

Relevant Policies

- 4.25 **Strategic Policy 16** sets out that development should provide for a mix of housing sizes, types and tenures to meet the needs of the District's communities. Development proposals for over 15 houses should provide 35% affordable housing contribution.
- 4.26 **Strategic Policy 24** requires the district environment to be protected considering existing and potential contamination, maintaining and improving watercourses, minimising greenhouse gas emission and air quality.

¹ Appeal Decision - APP/Z3825/W/25/3376429



- 4.27 **Strategic Policy 25** requires The Natural Environment and landscape character to be protected against inappropriate development.
- 4.28 **Strategic Policy 31** supports development that will maintains or enhances the existing network of green infrastructure.
- 4.29 **Strategic Policy 32** requires a high quality and inclusive design for all developments within the District. Development should inter alia be attractive, functional, accessible, safe and adaptable. Development should also contribute a sense of place both in the buildings and surrounding spaces.
- 4.30 **Strategic Policy 33** sets out criteria to be achieved by all new development within the District. This includes inter alia making efficient use of land and prioritising previously developed land to ensure that no harm will result to the amenities of occupiers/users of nearby properties and by ensuring that the scale, massing and appearance of development is a high standard of design. A high standard of building materials, finishes and landscaping should also be included.
- 4.31 **Strategic Policy 35** supports development that contributes to mitigating and adapting to the impacts of climate change and to meeting the District's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.
- 4.32 **Strategic Policy 36** requires developments to contribute to clean, efficient energy in Horsham complying with the Energy Hierarchy. All planning applications must include an Energy Statement quantifying how the development will accord.
- 4.33 **Strategic Policy 37** requires development to deliver sustainable design, together with a range of measures, including limiting water use to 110 litres/person/day.
- 4.34 **Strategic Policy 38** requires proposals to follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.
- 4.35 Electric vehicle charging points will be installed, in line with **Policy 41 (Parking)**.

Neighbourhood Planning Policy

- 4.36 The Parish of West Grinstead Neighbourhood Plan (WGNP) was formally Made by Horsham District Council on 23 June 2021 and is current up to 22 June 2026 and it forms part of the statutory development plan for the area. Usually, this means it carries weight in the determination of planning applications within West Grinstead. However, the NP does not allocate housing sites and therefore, due to Horsham not being able to demonstrate a 5-year housing land supply, reduced weight is afforded to it. In particular, the housing requirements are afforded no weight in the WGNP.
- 4.37 The WGDP sets out policies on housing, infrastructure, environment, design, and community facilities. The plan aims to protect local character, support sustainable development, and enhance biodiversity and green infrastructure. It includes a Policies Map. The existing WGNP provides strong local support for housing growth, stating its aim to promote a variety (size and type) of suitable housing that reflects the needs of the Parish.
- 4.38 This proposal for up to 55 residential dwellings has been carefully designed to align with the policies and objectives of the WGNP and forming part of the statutory development plan for the area.



- 4.39 **Policy 2 – Open Space** states that development proposals which seek to provide open space will be supported, where this includes high quality formal and informal open space. The development accords with this policy where a large, high quality area of open space is proposed, including formal and informal areas, containing a trim trail and natural play equipment.
- 4.40 **Policy 4 – Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife**, supports proposals for residential development where it promotes the use of traditional native species in landscaping and hedges where appropriate, promotes landscape buffers to complement green infrastructure and biodiversity, conserves and enhances wildlife habitats including grassland and woodlands and where practicable, connect habitat and wildlife populations, provide for a net increase in biodiversity gain and seeks to protect and develop Public Rights of Way and where practicable, provide attractive and accessible links to the existing network. The proposed development fully accords with policy 4. All existing trees and hedgerows are retained and enhanced, save those approved for removal for pedestrian and vehicular access. A large area of open space is proposed, which includes SuDS ponds that also provide increased biodiversity. The required increase in biodiversity is achieved on this site. The scheme's landscape area includes new footways through and around the site linking the site to the existing village to the east and the new development to the west.
- 4.41 **Policy 7 – Footpaths, Bridleways, and Cycleways** support proposal that includes safe access and routes for cyclists and maintains and enhances the connectivity of the footpath and bridleway network. As previously set out, the scheme proposes new pedestrian access to Littleworth Lane, connecting to the existing village pedestrian network. In addition, a new access through to the development to the west is also provided, allowing access to the that site and the open space it provides, and also from development to the west to access through this site.



5.0 Pre-app summary

- 5.1 Informal pre-application discussions were undertaken with Horsham District Council.
- 5.2 The pre-application advice related to the proposal for 55 residential dwellings, including parking, landscaping and other associated works and focused on the Council's assessment of the layout and design in relation to the outline permission, as well as the extent to which the proposed development accords with the policies contained within the planning policy framework.
- 5.3 The comments back from the Council have influenced the layout and the proposals ensure that houses front onto the open space to ensure it has good surveillance and the design has a more organic layout than that first proposed.



6.0 Technical Considerations

Design and layout

- 7.1. The DAS clearly sets out how the scheme has been designed to a high quality standard. The proposed development has been guided by a clear set of design principles that respond to the site's context and comply with relevant planning policy and the outline planning permission. The architectural approach reflects the Sussex vernacular, incorporating traditional materials such red and dark red bricks, grey and brown roof tiles, and elements of red tile hanging and dark grey and white weatherboarding in key locations. The scheme is formed of two character areas. Character Area A encompasses the homes located in the centre of the proposed scheme, whereas Character Area B encompasses the proposed homes on the edges of the proposed scheme.
- 7.3. Building heights range from 1 to 2 storeys, ensuring the development respects the scale and character of the surrounding area, consistent with Policy SNP16 (Design) and Policy 33 (Development Principles). A landscape-led approach underpins the scheme, ensuring that green buffers and Sustainable Urban Drainage System (SuDS), including two new ponds, are integrated throughout the development. This strategy supports Policy 31 (Green Infrastructure and Biodiversity) and Policy 38 (Flooding) of the Horsham District Planning Framework (2015), which require developments to enhance biodiversity and manage surface water sustainably. The inclusion of SuDS features also aligns with national guidance in promoting climate resilience and ecological enhancement.
- 7.4. Street design prioritises pedestrian movement and connectivity, creating safe, attractive routes that link to existing via a new section of footway from the southwest corner of the site, southwards along Littleworth Lane (as shown on the proposed access drawing and which will be delivered by s.278 agreement in accordance with the s.106 agreement). Separate footways, both formal and informal, meander through the scheme. In particular, a new footway is proposed within the site from the southwest corner (entrance) of the site, travelling around the northern edge of the development parcel, between the development parcel and the open space. A new footway is also proposed along the central spine road, which continues to the western edge of the site and will link to development to the east of the boundary. All footways are overlooked. This approach reflects Policy SNP2 (Proposals for Residential Developments) and Policy 40 (Sustainable Transport), which encourage developments to reduce car dependency and improve access to sustainable travel options.
- 7.5. The scheme proposes to deliver bungalows which are always in high demand and a positive of the proposal.
- 7.6. Parking provision includes 115 resident spaces and 19 visitor spaces, complemented by 55 EV charging points and secure cycle storage, in line with Policy 41 (Parking) and Policy 40 (Sustainable Transport), promoting sustainable travel choices.
- 7.7. Environmental sustainability is central to the proposal, with features such as SuDS for surface water management, water-efficient fixtures, and a fabric-first energy strategy, meeting the requirements of Policy 38 (Flooding) and Policy 32 (The Quality of New Development), as well as national guidance in the NPPF. The scheme also addresses



biodiversity and arboriculture considerations by retaining key trees and hedgerows, and introducing new planting to enhance ecological value, supported by a long-term landscape management plan. These measures comply with Policy 31 (Green Infrastructure and Biodiversity) and Policy SNP18 (A Treed Landscape), ensuring the development contributes positively to the local environment.

- 7.8. In design terms, the proposal is fully consistent with the Development Plan. Specifically, it complies with Policy 32 (The Quality of New Development) and Policy 33 (Development Principles of the Horsham District Planning Framework), which require schemes to demonstrate good design, sustainability, and integration with their surroundings. Furthermore, the development supports national objectives set out in the NPPF, including the creation of sustainable, well-connected communities and the delivery of biodiversity net gain.

Affordable Housing

- 7.9. The proposed development includes a balanced mix of dwelling types, designed to meet a range of housing needs in accordance with Policy 16 (Meeting Local Housing Needs) of the Horsham District Planning Framework (HDPF).
- 7.10. The scheme delivers at least 22 affordable housing units (40%), exceeding the policy requirement of 35%, and aligns with Policy 15 (Housing Provision) and Policy SNP10 (Residential Space Standards). The affordable housing provider is being secured and may seek to offer additional units beyond this. The tenure split meets the 70% affordable rent and 30% intermediate / shared ownership requirements and therefore should be supported by the housing officer.
- 7.11. The affordable mix consists of seven shared ownership homes, four affordable rent homes and eleven shared ownership homes (also see table at para 3.4)

Highways and Access

- 7.12. Vehicular access was approved as part of the outline planning permission, and the proposal therefore utilises this access from Littleworth Lane to the west of the development. The approved access scheme includes a new length of footway connecting the site to the existing footway just south of the site on Littleworth Lane, which allows connected pedestrian journeys to the village centre, bus stops and Jolesfield Primary School (as shown on the proposed access drawing and which will be delivered by s.278 agreement in accordance with the s.106 agreement).
- 7.13. The site benefits from a sustainable and well-connected location, with established pedestrian and cycle infrastructure, alongside accessible public transport options. These provisions support alternative modes of travel and reinforce the site's suitability from a transport planning perspective.
- 7.14. The proposed internal layout provides safe routes for pedestrians and cyclists, while car and cycle parking provision fully accords with West Sussex County Council (WSCC) standards, delivering 134 car parking spaces (including visitor spaces), secure cycle parking for every homes, consisting of sheds in the rear gardens of the houses and dedicated secure cycle stores for the apartments, and an EV charging point for every



dwelling. Refuse and emergency vehicles can be safely accommodated in accordance with Manual for Streets requirements and WSCC guidelines.

- 7.15. A Transport Statement and travel plan have been prepared to assess the access, movement and transport implications of the proposed development. The assessment demonstrates that the development can be safely and sustainably accommodated within the existing transport network.
- 7.16. In summary, the development is safe, sustainable and fully compliant with national and local transport policy, and there are no transport or highways reasons to withhold reserved matter approval.

Drainage and Flood Risk

- 7.17. Overall, the foul and surface water drainage scheme has been demonstrated to meet the requirements of the Flood Risk Assessment approved as part of the outline planning permission, the LLFA and NPPF.
- 7.18. Southern Water confirmed at the outline planning application stage that the proposed 55 new homes can be accommodated within the existing foul drainage network. As such, it is proposed that the Site will drain by gravity to the existing Southern Water 150mm diameter Pitch Fibre public foul water sewer in Littleworth Lane downstream of existing manhole 2601.
- 7.19. Overall, the Surface Water Drainage Scheme (provided below) can accommodate rainfall for the 100 year + 45% allowance for climate change critical rainfall event with negligible flooding.
- 7.20. The drainage strategy will use pervious pavements and two surface water attenuation basins for the attenuation of surface water runoff from the development. A HydroBrake Flow control chamber will control discharge from Basin B to the existing ditch running along the northern Boundary of the Site.
- 7.21. Any residual risk has been addressed through the development of a drainage management and maintenance plan that provides a framework through which the Site's drainage system should be managed in perpetuity.



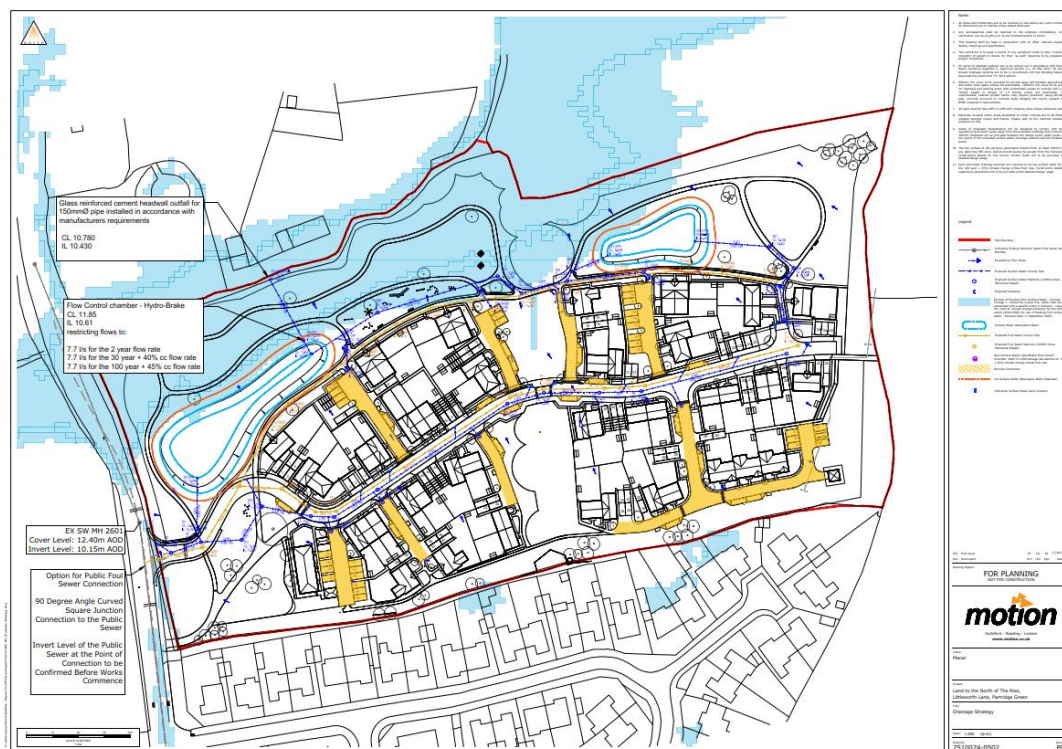


Figure 7.1: Drainage Strategy Plan

Landscape

- 7.22. A detailed landscape scheme has been developed that retains and reinforces mature boundary vegetation, with new native tree planting and biodiversity enhancements in accordance with the outline planning and Horsham District Planning Framework Policies 25, 26, and 31.
- 7.23. The historic landscape pattern remains unchanged, where all existing trees and hedgerows are retained save for small losses associated with the approved access scheme. The landscape strategy delivers extensive biodiversity enhancements including native tree planting, wildflower meadows, and ecological features such as log piles, bee banks, and bird and bat boxes.
- 7.24. The proposed development incorporates a comprehensive design and landscape scheme to ensure high-quality placemaking and compliance with planning policy.
- 7.25. Much of the open space is proposed to be laid to a wildflower meadow, accommodating footways constructed in resin-bound gravel for the formal footways and self-bind gravel and mown footways. New trees including English Oaks are proposed throughout the open space, further enhancing the existing mature landscape. The SuDS ponds incorporate a wetlands planting mix.
- 7.26. The understorey of existing trees and hedgerows will be supplemented by additional mixed scrub planting.
- 7.27. The new homes are proposed to include frontage hedges and elements of ornamental planting in key areas. Street and on-plot trees are proposed throughout the scheme.



- 7.28. The open space also accommodates informal recreation, natural play elements, and circular footpaths.
- 7.29. A detailed Landscape Masterplan (provided below) is submitted with this application, along with a Landscape Strategy.



Figure 6.2: Landscape Masterplan

Ecology and BNG

- 7.30. The application includes a Biodiversity Enhancement Strategy that aims to collate the site ecological enhancement design concepts and future monitoring regime at the site.
- 7.31. Extensive ecology surveys have been undertaken over the past seven years supporting the outline planning permission.
- 7.32. The Biodiversity Enhancement Strategy sets out how the ecological enhancements will be achieved for a range of species. The proposed enhancements include attenuation ponds, scrub creation, woodland enhancement, wildflower meadows (known as the natural and semi-natural greenspaces), insect hotels, log piles, bird boxes, bat boxes and wildlife sensitive management.
- 7.33. The full detail of all the enhancement and strategy can be found in the accompanying Biodiversity Enhancement Strategy, and the Indicative Ecological Enhancement Plan is reproduced below.





Figure 7.2: Indicative Ecological Enhancement Plan

Sustainability

- 7.34. The proposed development has been designed with a strong emphasis on sustainability and long-term energy efficiency. A fabric-first approach will be adopted to minimise energy demand, with homes constructed to high standards of insulation and airtightness to reduce heat loss and enhance thermal performance.
- 7.35. Dwellings are designed and constructed in accordance with the amended Approved Document L1 of the Building Regulations, which forms part of the Government's road map towards the new Future Homes Standard in 2025. The designs of the dwellings will also be 'future-proofed' to ensure that sufficient photo-voltaic panels can be installed to achieve the Future Homes Standard, should it be required at this development.
- 7.36. All dwellings will be 100% electric, gas-free, and built with the intention to exceed current energy efficiency standards and to work towards the Future Homes Standard, optimising fabric, glazing, and building services to minimise energy use and CO₂ emissions. The homes will be heated using air source heat pumps, providing an efficient, low-carbon heating solution.
- 7.37. Each dwelling will incorporate energy-efficient glazing, low-energy lighting, and modern appliances as standard, further reducing overall energy consumption.
- 7.38. In addition, the layout and orientation of the homes have been carefully considered to maximise natural daylight and encourage passive solar gain, enhancing comfort and reducing reliance on artificial heating and lighting.



- 7.39. These measures will collectively deliver high-quality, energy-efficient homes that not only reduce environmental impact, but also ensure lower running costs for future residents, contributing to both local and national sustainability objectives.



7.0 Summary

- 7.1 On behalf of our client, Macar Homes Ltd and Stonewater Limited, this reserved matters planning application is submitted for a residential development comprising 55 dwellings seeking the discharge of the appearance, landscaping, layout and scale details of the outline permission. The site will be accessed from Littleworth Lane as approved under the outline planning permission (planning reference DC/24/0622).
- 7.2 Site analysis has informed a sensitive and context-led design approach that responds to the site's characteristics, including its topography and mature tree cover. The proposals seek to retain and enhance these features, reinforcing the ecological value and visual amenity of the site.
- 7.3 Key ecological assets, including the field boundary trees and hedgerows are retained, protected and incorporated within the sustainable drainage strategy, supporting biodiversity and contributing to the site's green infrastructure network. Indigenous planting, hedgerows, and tree belts provide a soft transition between the proposed development and the surrounding landscape.
- 7.4 Surface water has been assessed through site-specific modelling, and a sustainable drainage strategy has been developed and agreed in principle with the Lead Local Flood Authority. The system has been designed to accommodate the 1-in-100-year rainfall event including climate change, ensuring the development will remain safe and will not increase flood risk elsewhere.
- 7.5 The proposed layout promotes a legible, safe, and attractive residential environment, balancing movement, accessibility, and residential amenity. The scheme will deliver 55 high-quality homes that respond to identified housing needs while respecting environmental constraints.
- 7.6 The development is underpinned by sustainable design principles, including:
- Efficient use of land in a sustainable and well-connected location
 - Ecological enhancement and delivery of biodiversity net gain
 - High-quality design and materials
 - Sustainable transport measures, including electric vehicle charging and cycle storage
- 7.7 The site is considered suitable and deliverable for residential development, as confirmed by the outline planning permission and the draft allocation, with no overriding technical constraints identified. Any site-specific considerations can be appropriately addressed through standard mitigation and design measures.
- 7.8 The proposal will deliver a range of planning benefits, including:
- Provision of up to 55 new homes contributing to local housing supply
 - Delivery of policy-compliant affordable housing (22 homes)
 - Delivery of bungalows, which are much needed
 - Ecological and landscape enhancements supporting biodiversity



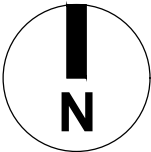
- A well-designed scheme that responds positively to local character
- Efficient use of land, reducing pressure on more sensitive locations
- Alignment with local and national planning objectives
- Economic benefits during construction and ongoing support for local services

7.9 The proposals represent sustainable development when assessed against the development plan and the National Planning Policy Framework. The benefits associated with the scheme are substantial, and no adverse impacts have been identified that would significantly and demonstrably outweigh those benefits. It is therefore respectfully requested that planning permission be granted.



Appendix A Location Plan





Client's Name
Macar

Drawing Title
Location Plan

Drawn
MC
Checked
KE
Date
19.03.26

Rev Date Revision Details Dr Ch

Job Title
**Land North of The Rise,
Partridge Green**

Scale
1:1250 @ A3
metres 10 20 30 40 50

Job No
7668
Drawing No
PL-01
Rev

Status
INFORMATION





Making Sustainability Happen