

Notes:
Ordnance Survey base mapping - supplied by client.

Outline Application
Permitted development for
120 dwellings
(Ref:DC/24/0428)

Maintain area of separation from Keepers Mead, Listed Building to the north, with development kept off higher contours of site. Area to the north retained as scrub and grassland for ecology enhancements

Green Infrastructure Areas		3.82 Ha	
<i>Based on 13.18 - Summary of Quantity and Accessibility Standards (The Horsham District Sport, Open Space and Recreation Assessment: February 2014)</i>	Standard per person (M² per person)	Required	Provided
Allotments	1.25 - 2.0	0.02 - 0.03 Ha	N/A
Equipped Play Area	0.5	0.01 Ha	0.01 Ha
Multi-Functional Green Space (Neighbourhood Space)	17	0.29 Ha	3.71 Ha
Proposed Attenuation Ponds	N/A	N/A	0.1 Ha

Assumes 2.4 persons per household (Fields in Trust (FiT) Planning and Design for Outdoor Sports and Play (2008))

-  Site Boundary 5.73ha
-  Additional Land under Application
-  Proposed Residential Development
1.93ha up to 75 dwellings
-  Potential Site Access (Vehicular)
-  Internal Roads
(Circa 0.01ha through POS)

-  Existing Vegetation
(Trees, hedgerows and scrub)
-  Proposed Structural Landscape
(Woodland, trees, hedgerow)
-  Proposed Area
of Open Space
-  Proposed Public Open Space
(Meadow Grassland)
-  Proposed Play
(LAP)

-  Proposed SuDS Basin
-  Potential Location for Foul Pumping Station
-  Public Right of Way (PRoW Footpath)
-  Public Right of Way (PRoW Bridleway)
-  Proposed Footpaths

 Existing Tree and Vegetation (subject to Survey)

 Veteran Tree with Root Protection Areas (RPA)
Existing Vegetation (subject to Survey)

 Proposed Street Trees

drwn/chkd	scale	date
DV / MPS	1:1000 @ A1	24 June 2026
number		rev
13658-FPCR-ZZ-ZZ-DR-L-0002		P09



A horizontal scale bar with markings at 0, 25, 50, and 75m.

client
Wain Estates

project
**Land at Shermanbury Road,
Partridge Green, Horsham**

title
Development Framework

FPCR | environment
& design