

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 December 2025 12:50:19 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/1922  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/12/2025 12:50 PM.

### Application Summary

Address:	Land West of Bines Road Bines Road Partridge Green West Sussex RH13 8EQ
Proposal:	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.
Case Officer:	Sam Whitehouse

[Click for further information](#)

### Customer Details

Address: Savernake, Bines Road, Partridge Green HORSHAM

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>Basically this is a re-application of DC/24/1699 which requires comments to be submitted in a short time scale immediately in the run up to Christmas, so one suspects that this is a deliberate ploy to deter every previous negative commentator from going to the trouble of re-iterating their previous objections.</p> <p>My objection focusses on the loss of productive farming land to urban development. When we give our local support to the</p>

farming community who are operating in a tight financial situation we do not expect them to resort to a sale for housing development. This farm has hosted the West Grinstead Ploughing Match in recent years when we have been able to show our appreciation of the wider farming community.

This year the field to the south of the site grew a cereal crop, that to the west was full of sunflowers and its adjacent field was planted with maize. So it is productive even though it is not of the highest agricultural land classification.

The NPFF instructs planners to make as much use as possible of brownfield sites and underutilised land. This site is neither.

Planning officials in their pre-application and subsequent comments have clearly felt constrained by the lack of a demonstrable five-year housing land supply. This has led to an acceptance that applications, like this one, are likely to be made which fall outside built up area boundaries. So it has indicated its willingness to consider such applications that meet all of the following criteria "The site adjoins the existing settlement edge as defined by the BUAB; - The level of expansion is appropriate to the scale and function of the settlement the proposal relates to; - The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services; - The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and - The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced." I would argue that the application falls on the last criteria. As the Council's Landscape Architect has commented , in part, "the proposal would result in an inevitable urban pattern of development which is at odds with the existing open rural landscape of the site"

As such, the application for a large development of over 100 dwellings and its contentious nature falls into the category requiring reference to the Planning Committee for decision.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)





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