

[REDACTED]

From: Planning
Sent: 19 December 2025 15:18
Subject: [REDACTED]
FW: DC/25/1922

[REDACTED]
Forge
Bines road
Partridge green
RH13 8EQ

For the attention of
Emma Parkes

This effects me entirely and am very concerned.
planning@horsham.gov.uk
Horsham District Council, Parkside, Chart Way, Horsham,
West Sussex, RH12 1RL

Objection to Planning Application DC/25/1922

Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.

Land at 518724 118628 Bines Road Partridge Green West Sussex

Dear Horsham District Council,

I am writing to formally object to the planning application referenced above. My objections are based on several key concerns that I believe will significantly impact the local community and environment.

1. Traffic and Highway Safety:

- The proposed development will lead to a substantial increase in traffic on Bines Road and surrounding areas. This road is already experiencing congestion during peak hours, and the addition of 101 dwellings will exacerbate this issue.

- Increased traffic poses a risk to highway safety, particularly for pedestrians and cyclists. The creation of new access points may lead to dangerous intersections and increased likelihood of accidents.
- 2. Environmental Impact:**
- The development will result in the loss of green space and trees, which are crucial for maintaining local biodiversity and providing a habitat for wildlife.
 - The construction process and increased human activity will lead to noise pollution, disturbance to local wildlife, and potential long-term environmental degradation.
- 3. Infrastructure Strain:**
- Local infrastructure, including schools, healthcare facilities, and public services, is not equipped to handle the influx of new residents. This will lead to overburdened services and a decline in the quality of life for existing residents.
 - The proposed development does not include sufficient plans to upgrade or expand local infrastructure to accommodate the increased population.
- 4. Design and Character:**
- The proposed development is not in keeping with the character and appearance of the surrounding area. The density and scale of the development are disproportionate and will alter the rural character of Partridge Green.
 - The design of the new dwellings should be sympathetic to the existing architectural style and heritage of the area to preserve its unique character.
- 5. Flood Risk:**
- The site is prone to flooding, and the development may exacerbate this risk. The increased impermeable surfaces will lead to higher runoff rates, potentially causing flooding in surrounding areas.
 - Adequate flood mitigation measures must be in place to ensure that the development does not increase the flood risk to existing properties.
- 6. Loss of Privacy:**
- The proximity of the new dwellings to existing homes will result in a loss of privacy for current residents. The height and positioning of the buildings should be reconsidered to

minimize overlooking and preserve residents' privacy.

In conclusion, while I understand the need for new housing, I believe that this development, as currently proposed, will have a detrimental impact on the local community and environment. I urge the council to reconsider the application and address the concerns raised to ensure that any development is sustainable, safe, and in harmony with the existing community.

Thank you for considering my objections.

The village have objected to this before with other planning projects proposed to such a small village it will double the village size by nearly 50%
And local council have turned bit down.

Also

-
- There is now no GP surgery in the village, as Cowfold Medical Group closed their surgery.
- The bus service to the village has been considerably reduced with fewer buses and intermittent service.
- The traffic disruption in and around the High Street has become far worse even over the past few months.
-

Yours sincerely,

Best regards,

[Redacted Signature]

Sent from my iPhone

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton