

From: Planning@horsham.gov.uk
Sent: 12 December 2025 13:34
To: Planning
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 12/12/2025 1:33 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:	Power House, Lock Partridge Green Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	DC/25/1922 - Development of 101 dwellings
Horsham District Local Plan 2023-2040 contains the following allocations for West Grinstead and Partridge Green:	
Strategic Policy HA12 - Partridge Green Housing Allocations. The following sites are allocated, as shown the Policies Map, for the provision of at least 255 homes:	

- PG1 - Land North of the Rosary (West of Church Road), 4.2 hectares (80 homes)
- PG2 - Land North of the Rise, 4.8 hectares (55 homes)
- PG3 - Land at Dunstans Farm, 6.9 hectares (120 homes)

The proposed Crowdace development DC/25/1922 is NOT in the agreed local plan and therefore I strongly object to this development.

In addition to the above, the proposed greenfield site is viable farmland and so contravenes the Local Plans policy no.26 to support the needs of agriculture or forest whilst enabling sustainable development of rural areas.

The proposed development would also impact the natural field drainage to the nearby West branch of the river Adur. Has a flood assessment been made to how this large development will affect access along the adjacent Lock Lane that already has flood access issues?

Furthermore, there are the many other problems arising from the unplanned introduction of 101 family homes into Partridge Green village, infrastructure and services, highway access and parking, overdevelopment, privacy light and noise, trees and landscaping, loss of amenity etc.

For example, there is no GP surgery in the village. 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 is already causing jams and potential hazards. The boundary is close to Lock Lane which is an important amenity shared by the local community.

Regards
[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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