

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 January 2026 09:03:16 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 12/01/2026 9:03 AM.

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: Partridge Green Village Hall High Street Partridge Green Horsham West Sussex

Comments Details

| | |
|----------------------|--|
| Commenter Type: | Parish Council |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | |
| Comments: | WGPC's recommendation is that HDC should REFUSE this application. Sustainability: Partridge Green is a small rural village, isolated with little in the way of services. This planning application is premature and not currently sustainable. The village has recently lost all its surgeries and had its local bus service reduced. |

The local village shop is too small for its current population and there are no options for a new location.

The local secondary school for the village is Steyning Grammar which is also at capacity.

The challenges of wastewater and contaminated surface water entering the River Adur from the higher site adds to the current lack of infrastructure, and the failure of the local treatment plant where in 2023 there were 109 sewage discharges with 1,639 hours of untreated effluent entering the river.

Further exasperating the problems there are currently 3 new planning permissions for 120 houses DC/24/0428, 55 houses DC/22/0301 and 81 houses DC/23/2279 a total of 256 new households having to be accommodated in a village with limited facilities. The premature additional 101 households would overwhelm the current village.

It will also distort the local housing market for private homes and housing associations, as high-lighted by the Horsham District Council housing officer in her report.

The Parish Council acknowledge the helpful improvement suggestions of the footpath to the High Street, footpath and cycle path to Downs Link, the 45% affordable housing and accepts that the village needs some new housing. But the housing needs to better reflect the needs of the village, be sustainable and balanced so that it can be integrated into the community.

If HDC are minded to approve this development the Parish Council requests that it is called in.

Kind regards

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 E aton