

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 December 2025 12:39:49 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 22/12/2025 12:39 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:	3 Lock Farm Cottages Partridge Green
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Trees and Landscaping
Comments:	This proposed development is on green field land (literally!), the draft Local Plan already has 255 homes proposed on 3 sites in the village, this extra development would overburden the already stretched resources of the village and add to the traffic problem. We have no medical coverage now, no senior schools, a very

inadequate bus service, another few hundred people with increase in traffic would make the current strained situation untenable.

This agricultural land is outside the current built-up area of the village and would add to the sprawl. Water neutrality is also a district wide issue, additional acres of concrete and tarmac would increase run-off and flooding issues whilst significantly increasing the demand for potable water. Too large, in the wrong place and unsuited and unwanted, I urge you to deny this proposed ruination of a greenfield site.

The site is a productive farm, there are also farms on both sides of Bines Road stretching down to Steyning so the building of these houses would seriously affect the landscape character of this area. The draft Local Plan includes a policy (no.26) to support the needs of agriculture or forest whilst enabling sustainable development of rural areas, clearly this development would not help agricultural needs, there are suitable alternatives, identified in the plan.

The village's character and liveability are already impacted, this unsuitable proposed development contrary to residents' wishes, government and local sustainability targets and the needs of the local plan would make a lot of things significantly worse.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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