

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 December 2025 10:12:55 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 19/12/2025 10:12 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:	Power House Lock Estate Partridge Green
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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:	As per my original objection in DC/24/1699, my objections still remain. In fact some issues have become more notable.

The proposed building of so many houses outside the main village of Partridge Green throws up significant issues due to the rural nature of the land proposed for development.

This proposed development is outside the immediate built-up area of the village. It is good agricultural land used for food production at a time where local produce is becoming more important than ever.

The village does not have an adequate infrastructure ie; bus service, medical centre etc to deal with such increases. Changes in healthcare provision means that Partridge Green has less local access to doctors, dentists and medical facilities and we already have to travel further for basic provisions.

The proposed location means that every house owner in the proposed development would need access to a car. It would increase the need for local car ownership. Carbon emissions will increase. There is no local facility for public EV chargers. Buses have already been significantly cut. There are no public transport alternatives. No trains within an 8 mile radius. No regular buses to the major conurbations. No safe walkways or pavements along Bines Road. There are few, if any provisions for the elderly or young in terms of public transport.

The proposal is in an area where such an increase in traffic would be significant and will create a hazard. It is on the wrong side of a busy road (for access to the village), near other busy junctions (Star Trading Estate, the high street T junction and Lock Lane junction) - which causes visibility issues and increased risk. It is near the South Downs Link which already has walkers and cyclists trying to cross and navigate the road. Families wishing to walk to the local primary school would face a trek of over 2 miles each way - hardly a viable option for busy parents. Driving to the local school would cause blockages down the narrowed high street which already has increased congestion and traffic issues. Traffic queuing to get onto - and cross - the busy A24 dual carriageway would increase.

The boundary is close to Lock Lane which is an important amenity shared by the local community.

Lack of street lighting and increased traffic from an extra 100 plus households would prove a safety hazard in this narrow country lane. More street lighting would cause inappropriate light pollution. The additional light pollution from the proposed housing will - without doubt - negatively affect wildlife - owls, rare species of bats, water voles, newts and dormice. The Lock Estate is a wildlife habitat for species spilling over from the Knepp Estate and such development will negatively impact their successful breeding programmes. Ancient Woodland exists on the estate and is known to shelter rare species.

There is already an issue of water supply in West Sussex - we have shortages in our area and water pressure is often low and insufficient for existing properties nearby, ours included.

Flooding will inevitably increase in areas already deeply affected by existing low lying flood plains. This is a well-known issue that already affects local residents. As I write this, the Adur is flooded

and local roads closed due to flooding. How will Horsham District Council, along with Southern Water, deal with the increased flood risk if 101 new properties are added to a village which already suffers from flooding and access issues? Add to that - the already planned 255 homes - which will inevitably deeply affect major flood hotspots already in existence and such new builds will simply exacerbate an already costly issue, affecting daily commutes and school-runs.

Kind regards

Telephone:

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**Horsham
District
Council**

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