

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 December 2025 01:30:48 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 23/12/2025 1:30 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:	Grants Farmhouse Lock, Partridge Green Horsham
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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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	As with all developers, Croudace Homes does not give up. Yet since their last proposal, the case for rejection has grown. Most notable is the loss of General Amenity.

1. The two surgeries serving Partridge Green have closed. There are now none. So a further 101 homes, or upwards of 300 people will have to travel to Cowfold (using private transport) for medical care. This plan makes no allowance for improving the situation and will simply add to the already overburdened medical facility.
2. The public transport situation has worsened. The bus service is now minimal. So the 300 plus buyers will have to use cars. That's at least 200 more cars on the country road that abuts this development. That is in addition to the cars already associated with the Local Plan approved sites.
3. As for design, attractive as they might be these are not the 45% affordable homes of which Croudace make much capital. The number is of course smoke and mirrors playing to the much lauded political promises. The houses are up-market family homes. No pricing has been firmed up and even within the accepted use of the affordability terminology (i.g. 10% discount) will be out of the reach of young country folk.
4. The impact on the landscape will be huge. The suggestion is that the developers will 'seek (no promise there) to protect existing habitats and create new ones'. This is surely a marketing joke. How building 101 houses on hitherto rural settings can protect existing habitats is a puzzle. Or a lie. Of course the hedgerow will be destroyed, the fields concreted over, the trees damaged. Cars, lights, air pollution will hardly 'protect' existing habitat or wild life.
5. Building 101 houses on top of the other plans is demonstrable overdevelopment. It of course helps Horsham with housing targets, but not the provision of truly affordable, accessible, needed home. And there is already a plan in place to markedly add to the village's housing stock. Do any add to the school/medical/ transport/ shopping targets? Not a jot.
6. Creating jobs... well yes, for a short period. Then they'll be gone. And for whom will these jobs be created. Is Partridge Green teaming with bricklayers, tilers and groundworkers? They will of course be imported. And like them so will the months of vans, lorries, mud, noise, disruption.
7. The loss of General Amentity will be marked. Apparently Croudace are to install footpaths and promote green transport (whatever that might be!). Currently folks use Lock Lane, abutting the building site, to exercise, ride bikes, walk, push prams, go fishing, ride horses and enjoy the fresh country air. They don't need another footpath (around the estate presumably). They need the current one protected, 300 new residents won't help protect anything. 300 folks tramping along the bridle and footpaths will inevitably wear away these delicate routes through unspoilt countryside. This invaluable amenity will be damaged or destroyed in no time.
8. The loss of general amenity will extend to the flora and fauna which we in Partridge Green and indeed throughout the Horsham district enjoy.

Croudace's claim that 101 houses landing on a green field site,

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next to a bucolic, unspoilt landscape, untouched for hundreds of years, will produce a bio-diversity net gain has to be seen as marketing persiflage. Only a junior marketing graduate would put such a ludicrous proposition forward.

Of course the bio-diversity will be diminished. Wild animals and birds don't swarm to bricks and mortar, to garden plots, children's playground's or driveways. It is a ludicrous suggestion undoubtably put in to simply impress. It has not grounding in fact. 9. Croudace also claim they are 'creating new public open green spaces'. The implication is that in some way the estate will offset the loss of general amenity by artificially replacing the age old, mature open green spaces they've just built over?

There is a wonderful public open green space the other side of the hedge surrounding this new townscape. Partridge Green doesn't need a new open green space, it needs to protect the one it already has. This development will irrevocably damage the existing greenery. The general amenity will be diminished not improved.

10 And under highway access you have the risible idea of 'potentially' (note the obfuscation) providing off road linkage to the Downs Link pedestrian and cycle route. How is that going to be possible since the link crosses a major road? Are Croudace planning a bridge, or underpass? Of course not. Like so much of this proposal, carefully worded to impress those unfamiliar with the setting, it is complete nonsense. And will never see the light of day.

11. This lump of housing on top of the other plans is clearly over-development. Partridge Green has a couple of very modest industrial estates and a small retail centre. There are few jobs. So these new houses will be for commuters. The increase in traffic will be hugely significant.

12 Partridge Green is a small, relatively isolated community, with little in the way of services. These executive homes are being dropped into this rural village without any obvious increase in available jobs, transport or vital support facilities.

13 To add 101 executive homes, far out of the reach of local young people would be a tragedy.

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Kind regards

**Telephone:**

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