

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 December 2025 09:04:24 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 9:04 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: Yew Tree Cottage Bines Road Horsham

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- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I object to this development on the following grounds -</p> <p>Design of housing does not match the needs of the community - there is need for homes for older residents to move out of their</p>

current 3-5 bedroom homes to smaller units - such as bungalows & flats. There is also a need for small starter homes. There is no proposition for the use of all roofs for solar panels. We already get flooding in this area with heavy rain, additional hard surfaces will reduce run off areas, unless additional provision of drainage from Bines Road/Star Road junction.

It potentially will increase traffic on Bines Road by up to 20%, which is already a dangerous road for children etc to cross. The addition of a safe crossing to allow access to the village from the site.

There is already a parking issue in Star Road, and other areas of the village, provision of more carparking areas to prevent parking on verges etc

Loss of existing habitats - Existing hedgerows which are seen on the field boundary lines of historic maps are not being retained, and neither are trees that are under 100 but over 50 years old.

It extends the built up area of the village past existing. The village is currently under 2000 residents, this could already increase to 2500 with 225 new homes proposed already on the village plan, the resources of the village are already stretched. The significant reduction of the bus service, the only public transport to the village. If a new surgery, bus route or community centre or sports facilities, or officehub-cafe-preschool area were to be included it would make this a more attractive proposal.

We already have issues with the connectivity to all resources in this area with water, power and internet/telephone outages. With more demand this will only get more frequent.

A cycle route that is a diversion and still means crossing a busy road at the point where most cars set to speeding seems to add to the hazards.

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 Eaton