

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 December 2025 13:43:26 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 1:43 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:	1 Seaford Villas Bines Road 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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	It is with deep regret that the previous refusal for planning has been represented for this proposed site, please find below my

objections for consideration:

1. The proposed develop site is very disengaged with the village of Partridge Green and as such does not facilitate street lighting and has a narrow pedestrian footpath, a new development would significantly impact on the current light pollution of the surrounding countryside along with increased development of the current pedestrian access to the village.
2. Increased traffic through the village which is already congested due to the traffic calming arrangements, the current volume of existing traffic, commercial traffic in and out of the Star Industrial Estate, the increased vehicles that will already be assigned with the approved development of the Rosary north of Bines Road, the proposed development of the Hufwood insdustrial estate within the village and the proposed development to the east of the village opposite the King George playing field.
3. With the confirmed developments of the Rosary and the proposed sites mentioned above the village is not able to cope with the addition of another 300 houses, especially with 100 of these being outside of an easy walk to the village amenities, village store, butchers, school, village hall, playing field, with a development this far away from these amenities the majority % of the increased population will result in travelling by vehicle to get to these amenities.
4. Partridge Green has no doctors surgery with the requirement for new homeowners to drive to Cowfold, Henfield or Horsham for medical treatment.
5. The UK is already losing precious farmland to development, this proposed development will remove another large farming field from the community area and replacing with construction, year after year this field has been farmed with maize, hay and livestock. This area has also hosted numerous community ploughing matches. with the ongoing reduction of valuable arable land the UK will continue the need to import more food from overseas.
6. The land along Bines Road is a valuable community "green space" and as not directly joined to the village any development of such a site would significantly increase the village boundary when there are other sites more appropriate more within the current village boundary.
7. Increase traffic in the Bines Road area would significantly impact the current traffic that seems to be organically increasing in conjunction with the Star Trading Estate, as such the current "B" Road would come under strain with the majority of traffic currently heading north.
8. The village of Partridge Green does not hold the capability of accommodating employment for another 100-300 people, therefore the only employment opportunities will be to commute, either to Brighton, Crawley, Horsham or to a mainline station to work in London, this will also dramatically increase and already stressed road system in the local and wider local area.
9. Transport links to the village are already poor, no train, extremely limited to non existent taxi service, a bus service that

has already been reduced as of last year and with the nearest bus stop to the proposed development being the high street, this will encourage residents to either drive to their destination or even drive to the village, park, congest the village with parking to commute/ travel elsewhere.

10. This developer also already has a large site in the Henfield area which might suggest the intention to expand the empire into surrounding villages.

11. The modern design of houses currently appear to be more town houses, taller housing with a smaller individual footprint, this would not suit the current surrounding area and will dominate the landscape.

It is disappointing that an area of agricultural land outside of the main village arena is under consideration for development when there are clearly more central/ appropriate areas more within the village boundaries to the east and north-east with a more logical appeal for further housing.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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