

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 December 2025 21:31:22 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 9:31 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:	Lloyts Farmhouse Lock Lane 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">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>We object to the proposed development for the following reasons;</p> <ul style="list-style-type: none">- The proposed site is outside the village immediate boundaries

and would look like the unplanned urban sprawl that planners are trying to avoid.

- The only access to the village for the residents of the proposed developments is via the old railway bridge which is hazardous for cyclists and pedestrians as it stands with current traffic levels.
- The proposed site is on prime and valuable agricultural land.
- This proposal is brought about as a speculative application yet there are others already provided for in the local plan that meet the community's housing need both in terms of there location and scale. The fact that the developers already had virtually the same scheme refused at Parish and District level is a cynical effort to pressurise our planning authorities.
- With 255 house already possibly designated for the village another 101 houses are far more than the area needs.
- There is not the infrastructure to support this type of development within the village as the bus service has been downgraded in the past 8 months, the GP's surgery has closed and there are limited shops in the village.
- The travel times to what facilities there are, as quoted in the Travel Plan, are woefully inaccurate and underestimated.
- The traffic congestion and hazards potentially created in the village by the location of this development are unacceptable.
- Although Water Neutrality in the area is no longer such an issue the added stress of the water demands by this proposed development would be made far worse.
- There are also flooding issues around this site which would again be exacerbated as there are no drains in place to cope with the run off. Lock Lane in particular is prone to flooding and sits below the proposed site and consequently would suffer from more flooding as a result.
- The amenity value of this open land on the edge of the village is tremendous and the trees that are there would be under threat of damage disease, and being destroyed to make way for this development.
- Lock Lane which adjoins this development is an important amenity shared by the village, as a bridleway and footpath. Despite the pretty pictures of the plan the hedgerows this would be greatly compromised by the proposed development with houses right up to the Lock Lane boundary.
- The proposed development is within the wildlife corridor that runs from Horsham down to Worthing that Horsham District Council has pledged to support and for this reason should be protected from unnecessary development.

We ask our planning authorities to reject this proposal for these foregoing reasons.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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