

**Two Oaks, Jolesfield
Partridge Green,
West Sussex. RH13 8JT**

30 September 2026

Dear Horsham Planning Department,

I am writing to object to planning application **DC/26/1311** for the development of nine houses north of Partridge Green.

This land forms an important part of the Local Gap set out in Policy 1 of the West Grinstead Parish Neighbourhood Plan and contributes to the separation between Partridge Green, Jolesfield and Littleworth. The introduction of housing, roads, parking areas and gardens would permanently urbanise this area of countryside and potentially lead to further sprawl. Although additional planting and retained hedgerows are proposed, landscaping cannot replace the openness that would be lost once the site is developed.

The application references housing need and the site's proximity to village facilities. However, I do not believe this outweighs the site-specific harm that would arise. In reality, the development is too far from Partridge Green, and with poor footpaths along a busy road, to offer pedestrian access to the local school, play areas or village shops.

As confirmed by the speed survey, vehicles travel at considerable speeds along this section of road. I would add that my local experience is that actual vehicle speeds can often be higher than the survey suggests. The proposed access, together with the interaction of vehicles and pedestrians create legitimate Highway Safety concerns.

I am also concerned about flooding implications. We already have issues in the area with surface water flooding, and the cumulative impact of roads, driveways, roofs and other hard surfaces will only add to this.

Please can I also ask the Planning Department to review the biodiversity information in the application. There appear to be discrepancies within the submitted calculations and uncertainty regarding habitat replacement, tree planting proposals and biodiversity net gain figures. Until those matters have been fully clarified, I do not believe significant weight can be given to the claimed ecological benefits of the application.

For all of these reasons, I believe the proposal would cause unacceptable harm to the character and openness of the Local Gap and leave unresolved concerns relating to highway safety, flooding, and biodiversity. I respectfully request that the Council refuse planning permission.

Yours faithfully,

