

[REDACTED]

From: [REDACTED]
Sent: 30 September 2026 12:43
To: Planning
Subject: DC/26/1311

Categories: Comments Received

Dear Ms Moore,

I am writing to object to proposed development DC/26/1311.

Having lived in the area for many years, I value the rural character of this part of West Sussex and strongly believe that the development would change the nature of the area for the worse. Although additional reports have been submitted since the previous application was refused, the essence of the proposal remains unchanged and would still result in the loss of an important area of open countryside.

This site currently forms part of the gap that helps maintain the separate identity of Partridge Green and the surrounding settlements. It provides openness, attractive views and a clear transition between village and countryside. Replacing it with housing, roads, parking spaces and garden boundaries would permanently alter that character. Additional landscaping may soften some views, but it cannot prevent the fundamental loss of open space.

I am also concerned that the benefits being claimed for the scheme are overstated. While there is clearly a need for housing, that does not mean every available site is suitable for development. The fact that this land sits within an important local gap should carry significant weight when considering the application.

There are also a number of issues within the supporting documents that remain unclear. Differences between reports regarding tree numbers, habitat areas and biodiversity calculations make it difficult to understand the true environmental impact of the proposal. Before any decision is made, I believe these inconsistencies should be fully resolved and independently verified.

Another concern relates to the practical constraints of the site. Ecological protection measures, drainage requirements, landscaping proposals and access arrangements all require space. It is not obvious from the documents submitted that all of these elements can be delivered together without compromise.

The impact on Midway House should not be underestimated. The listed building currently enjoys a largely rural outlook which contributes to its historic setting. Development of this scale on the opposite side of the road would introduce an urbanising influence that would inevitably affect the character and significance of the building and its surroundings.

Road safety is also a real concern for local residents. Vehicles regularly travel at speed through this section of Jolesfield, particularly from the direction of the A24. Additional

traffic generated by the development would add pressure to an already challenging stretch of road. The proposals do not provide sufficient reassurance regarding pedestrian safety, especially where the access arrangements interact with the nearby public footpath.

For these reasons, I do not believe the application represents appropriate development in this location. The loss of countryside, impact on the Local Gap, harm to the setting of the listed building and unresolved concerns regarding biodiversity, drainage and highway safety all weigh heavily against the proposal. I therefore urge the Council to refuse planning permission.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Joles Farm

Jolesfield

Partridge Green

RH13 8JT

Sent from my iPhone