

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 April 2026 10:31:55 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0262
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 02/04/2026 10:31 AM.

Application Summary

Address:	Land North of Jolesfield Cottages Jolesfield Partridge Green West Sussex RH13 8JT
Proposal:	Outline Application for the development of 9 new residential dwellings with all matters reserved except access.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address: Two Oaks, Jolesfield Partridge Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	Despite the challenges of no 5 year housing land supply and the tilted balance, this opportunistic application makes a negligible contribution to the housing delivery for the District and is in breach of material planning considerations.

It contravenes the strategic gap in the West Grinstead Neighbourhood Plan, is outside the built-up area of the village and contrasts with the rural characteristics of Jolesfield.

There are potential impacts on protected species. It also impacts on a listed building.

The site floods very regularly and water constantly drains onto the site from surrounding land. This is currently a significant highway safety risk.

Access onto the proposed site from the B2135 is also a significant risk as traffic at this point moves at high speed.

The benefits of this proposal are heavily outweighed by the breach of Neighbourhood Plan and Local Plan policies, impact on protected species and significant flooding and highway safety risks.

The West Grinstead Neighbourhood Plan does make provision for both housing and business space growth. It is not resistant to development. Therefore it provides a Plan led approach to considering development, which should be respected.

The scale of development already permitted within the Village, risks overwhelming its limited amenities. Since recent, local plan related assessment, the Doctor's surgery has closed, so facilities are reducing not increasing.

The application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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