

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 April 2026 17:42:36 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 09/04/2026 5:42 PM.

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: 33 Staples Hill Partridge Green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	Any consideration of this application has to be seen against the backdrop of the emerging Horsham Local Plan and its impact on Partridge Green. We all know that HDC does not have a 5 year supply. Likewise, we all know that the draft Local Plan has been delayed. But at the same time, we all know that a new Planning Inspector has been

appointed and the examination will resume later this month, when the first item on the agenda will be the intended housing figures.

As I understand it, HDC does have sufficient sites to satisfy whatever figure the Examiner is likely to impose.

That figure will inevitably include the 3 sites in Partridge Green that would have been included in the last version of the Local Plan, that is to say:-

PG1 - land north of the Rosary (80 homes)

PG2 - land north of the Rise (50 homes) and

PG3 - land at Dunstons Farm (120 homes)

Those 3 sites do now have planning permission between them for 256 homes. Given that the Local Plan calls for new homes to be allocated throughout the District having regard to the settlement hierarchy and Partridge Green is rated as a medium size village, 250 always seemed on the high side.

Obviously, since the Examination was put on hold, much has changed. The Natural England Position Statement on Water Neutrality has been withdrawn and yet more government pressure has been brought to bear to achieve an increasingly unrealistic housing target, including the proposed introduction of a new NPPF.

Most recently, HDC has bowed again to that government pressure by granting permission (on the Chairman's casting vote) for a 4th major development in Partridge Green, land in Bines Road (101 homes). The village is therefore staring at an increase in its size of 44%. It would be interesting to know whether any other village in the District is faced with growth on that scale, in particular, a medium size village. I suspect not and I pose the question at a time when far from becoming more sustainable, the village is actually losing services. Both of the two satellite surgeries it had have closed and its one and only bus service has been cut back. Moreover, an outline application is expected soon from Wain Estates for 70 homes on land off Shermanbury Road and now comes this application. The vultures are circling. 44% growth in a medium size village is already more than enough. Partridge Green should not have to take any more, certainly not at this time, particularly as the examination of the Local Plan is about to resume and it should start to acquire more weight in planning terms.

If the District has to bow to the pressure from central government, the new development should be steered to the more sustainable settlements, in particular those with easy access to a railway station in line with the proposed new NPPF.

In any event, this is not a suitable site. It should have one access, probably mid way up the western boundary. That is not possible though because of the pond. There are therefore two, one close to the access to Jolesfield Common and the allotments and the other close to Public Footpath 1839. Neither is ideal.

As any resident of Partridge Green can testify, the pond overflows whenever there is heavy rainfall. The B2135 is the first road in the village to flood and with it, the pavement, resulting in pedestrians having to take their lives in their hands and walk in the road.

The proposed development would be contrary to Strategic Objectives 2 and 6 and Policies 1 (Local Gap) and 2 (Open Space) of the West Grinstead Parish Neighbourhood Plan. It is also outside the proposed secondary settlement boundaries of both Jolesfield and Littleworth and would be considered development in the open countryside.

I trust this application will be refused and sufficient grounds given that if it is then appealed, there is every chance of successfully contesting it.

Kind regards

Telephone:

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