

**Midway House
Jolesfield
Partridge Green
Horsham
West Sussex
RH13 8JT**

Daniel Holmes Esq.
Planning and Development Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

23rd March 2026

Dear Mr Holmes

**Land North of Jolesfield Cottages, Jolesfield, Partridge Green, West Sussex
(DC/26/0262)**

We are the joint householders of the Grade II Listed property immediately opposite the development site. We are writing in that capacity to object to this proposed development.

There are a number of reasons why this proposal is unsuitable and should not be permitted.

First, a considerable amount of work went into the preparation of the West Grinstead Neighbourhood Plan. One of the central principles of this plan was that the three settlements of Partridge Green, Littleworth and Jolesfield should be kept separate. Due weight should be given as a material consideration to the fact that this proposed development contravenes the designated Green Space/Local Gap in this plan. Development on this site will fundamentally alter the character of the surrounding area in which it sits, correctly described by the Manorwood supporting statement as a "*predominantly rural setting*". This risk would be exacerbated if permitting this application created a precedent leading to additional development, further compromising the green gap.

Second, as mentioned above, Midway House is a Grade II listed building, which is in a detached setting, away from any other houses in the immediate environs. Indeed when we have sought planning permission for alterations to our property, including for garaging, we have been required to build them in keeping with, and so as not to detract from, the special character of the house. This designation means that the house is of special interest, requiring protection for significant architectural, historic, or cultural contribution to the UK's national heritage. The Conservation Officer has confirmed that this development will have an impact within the setting of this listed building.

Third, there are already significant drainage issues from this site, and generally from the land adjoining it. Despite attempts to mitigate the problem, the pond in this site, regularly

causes flooding on the Steyning Road. Water from this site already drains onto our property; it is hard to see how creating a new built-up area, complete with extensive hard-standing will alleviate the problem of rainwater run-off. To illustrate the general problem of flooding, the field immediately to the north of the site was planted with maize; this crop could not be harvested because the fleet of tractors got bogged down.

Fourth, the development will do damage to the wildlife in the area. We have bats and Great Crested newts on our property and believe they are also present on the proposed development site.

As a general principle, it is surely in the interests of good planning that development should be considered holistically and not in a piecemeal fashion. This would appear to be a highly opportunistic application, taking advantage of the absence of a Horsham District Council development plan, and the window of opportunity whilst it undertakes the necessary process to put one in place.

The developer's supporting statement rests heavily on there being a presumption in favour of sustainable development subject to certain caveats.

The first of these caveats is to protect areas or assets of particular importance. For the reasons given above, I believe there are strong reasons for refusing the proposed development.

The second of these caveats highlights the importance of directing development to sustainable locations and where there is a shortage of housing supply. Whilst Horsham District Council is developing a plan for district-wide housing supply, it would be hard to argue that over the next few years there will not be a significant increase in the supply of houses in the West Grinstead Parish, given the sites already approved or in the pipeline, which by some estimates will increase the size of the village by as much as 45%, putting pressure on already limited local facilities. This development will also increase car use - as evidenced by the amount of car parking allowed for in the proposed development - and will create two new access points on what is already a busy and often dangerously fast road. At Ale.

For all these reasons, this is not an appropriate or sustainable development. We hope the application is refused.

Yours sincerely

[Redacted signature]