

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 June 2026 11:21:28 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0741
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 17/06/2026 11:21 AM.

Application Summary

Address:	1 Littleworth Lane Partridge Green West Sussex RH13 8JF
Proposal:	Demolition of existing detached chalet bungalow and 2 no outbuildings, and erection of 1 pair of semi-detached dwellings fronting Littleworth Lane with car ports and associated parking to the rear.
Case Officer:	Sophie Moore

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Customer Details

Address:	Langland Littleworth Lane Partridge Green
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Formal Objection to Planning Application I strongly object to this application. This proposal appears to be a "smoke and mirrors" submission,

presenting two seemingly acceptable houses at the front of the plot in order to create the impression that the development is modest and in keeping with the surrounding area. However, those directly affected recognise the underlying intention: this is effectively an attempt to reintroduce the previously rejected scheme by stealth.

The original application was refused by the Secretary of State. This decision should be respected and upheld. It is evident that the current design has been configured to enable a future development at the rear of the site-presumably the larger scheme that was previously rejected-once the front houses have been constructed. This is the only realistic way the landowner could achieve the scale of development and financial return originally sought.

Loss of an Acceptable Existing Property

The proposal involves demolishing a perfectly serviceable chalet bungalow which could instead be modernised and retained. There is no clear justification for its removal, particularly given the concerns surrounding the replacement scheme.

Highway Safety Concerns

Siting new dwellings on this corner is inappropriate and raises serious safety concerns:

- The site is located on a blind bend.
- The road has become a rat run and is heavily used as a cut-through.
- It is a designated bus route.
- It is frequently used by agricultural vehicles, including tractors, often travelling at speed.

While it has been suggested that there is no formal collision data, this does not mean incidents have not occurred-only that they may not have been recorded. The absence of data should not be taken as evidence of safety.

Introducing additional dwellings, alongside other developments in and around Partridge Green, will inevitably increase traffic and exacerbate these existing risks.

Overdevelopment and Design Concerns

The proposed layout appears to be an overdevelopment of the site:

- Two houses are tightly squeezed onto a limited plot.
- Garden spaces are minimal and out of keeping with neighbouring properties.
- Car ports occupy a disproportionate amount of the land.
- The arrangement of buildings and parking is inconsistent with the established pattern of development.

If the intention is to reflect nearby properties, then the garden sizes and layout should be comparable. Instead, the configuration strongly suggests that space is being deliberately reserved for access to the rear.

Concerns Over Access to Rear Development

The layout of the access road and positioning of the car ports raises significant concerns:

- The access arrangement appears designed not just for the two
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proposed houses, but to provide future access to land at the rear.

- The rear land is already outlined in blue and marked as "proposed," indicating clear intent for further development.
- This strongly supports the view that this application is part of a phased strategy to enable a larger, previously rejected scheme.

Impact on Local Character

This proposal represents yet another step in the erosion of the character of Littleworth, a small and distinctive hamlet. Incremental developments of this nature are gradually undermining the unique identity of the area in the name of progress.

It is disappointing that the Parish Council has supported this application, despite these significant concerns.

Required Assurances

At a minimum, any consideration of this application should require legally binding assurances that:

- No further development will take place on the land to the rear of the proposed houses.
- The access road will not be used or extended for any future development.

Without such guarantees, this application should be refused.

Conclusion

For the reasons outlined above, I object in the strongest possible terms. This application should be rejected unless clear and enforceable assurances are provided that prevent any future development of the rear land.

Kind regards

Telephone:

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