

From: Planning@horsham.gov.uk
Sent: 23 September 2025 16:54
To: Planning
Subject: Comments for Planning Application DC/25/1416
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 23/09/2025 4:54 PM.

Application Summary

Address:	Land East of Coolham Road West Chiltington West Sussex RH20 2LT
Proposal:	Change of use of land to a mixed use of the stationing of caravans for residential purposes and the keeping of horses with a dayroom, hardstanding and an ancillary stable block.
Case Officer:	Shazia Penne

[Click for further information](#)

Customer Details

Address:	10 St Mary's Gardens Horsham
----------	------------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other
Comments:	<p>Further to my previous correspondence, I wish to emphasise the following points as material planning considerations under the Town and Country Planning Act 1990 and associated guidance, which should be taken into account before this application is determined:</p> <p>1. Fence Line and Access: The proposed fence line in Mr. Ward's plans does not currently exist. Approval of this plan would physically prevent reasonable access to my land, despite my legal rights to enter through the gates. Under planning law, access to existing property is a valid material consideration (see, e.g., Highways Act 1980 and local planning policy on safe and reasonable access). The proposed development would therefore unacceptably restrict access to existing property, which is a legitimate planning concern.</p> <p>2. Water Credit Rights: [REDACTED] I hold rights to water credits linked to the land. The proposed development, if</p>

unamended, could interfere with the lawful exercise of these rights, affecting the practical use and enjoyment of the land. Interference with lawful land use and rights is a relevant material planning consideration.

3. Certificate B and Procedural Fairness:

Certificate B was not sent to me; it could have been directed to an alternative address. This raises concerns about procedural fairness and potential misuse of planning procedure to obstruct lawful access. Procedural irregularities can be relevant in planning determinations where they materially affect existing land use and access.

[REDACTED]

Summary:

The combination of the proposed fence, interference with water credit rights, and procedural issues around Certificate B are material planning considerations. Approval without amendment would deny reasonable access to existing property and interfere with lawful use, contrary to planning policy and principles of safe and usable access. I therefore respectfully request that the fence line be removed and that these matters be fully considered in the determination of the application.

I trust that these points will be given appropriate weight in your assessment.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton