

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 September 2025 20:23:27 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1364
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 24/09/2025 8:23 PM.

Application Summary

Address:	Staalcot Farm Stall House Lane North Heath West Sussex RH20 2HR
Proposal:	Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address: Howick Stall House Lane Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise
Comments:	I would like to strongly objection against this planning application for the following reasons:

Transport - Stall House Lane is a narrow, single track lane with ditches on either side. In some places the ditches are more than 2 metres deep and the road less than 2 metres wide with no spots to allow traffic to pass.

The proposed development will increase the amount of traffic using the lane on a daily basis. Residents are dependent on vehicle transport as there are no local shops or access to public transport. The development conflicts with policies 23 as the existing local infrastructure cannot meet the additional requirements.

Policy 24 highlights the importance for walking and cycling routes that are safe, particularly with the increase in home working. The additional traffic will make it unsafe for pedestrians to use the road and will increase the likelihood of an accident.

Ecology - According to policy 14 the proposed development should not significantly increase the overall level of activity in the countryside and seek to enhance the landscape character. The development goes completely against this and will have an adverse effect on the woodlands, hedgerows as well as have associated light pollution.

Loss of general amenity - The proposed development is out of character with the surrounding area.

The proposal is not in keeping with the existing landscape as required by policy 13. The development will not protect, conserve or enhance the landscape or character of the area in any way. A number of other planning applications on the same road have been rejected for similar reasons, even though they were a lot smaller than this development. (DC/20/0411 as an example)

Policy 43 identifies more than sufficient traveller sites. If additional pitches are required the proposed sites should be expanded rather than adding another site. This part of West Sussex already has a concentration of such sites.

Design - The design of the proposed development is unsuitable for the local area and out of character. Laurel Cottage, a Grade II listed building is located less than 30 metres from the proposed development. Policy 21 states that there should be substantial public benefit gained before a development that can impact on a heritage site should even be considered.

The proposal goes against policy 15 as it does not respect the landscape, nor does it contribute to the enhancement of the countryside. Again, it will also greatly increase the amount of traffic.

Infrastructure - The area is prone to flooding as happened in the last 12 months. The additional hardstanding will increase the

likelihood and the impact on the immediate residents. No details are mentioned of how the additional flood water will be dealt with and how neighbouring properties will be safe-guarded. In reference to policy 10, what management plan will be put in place to maintain the flood water assets in perpetuity?

The application does not specify how sewage and waste will be dealt with. This is a grave risk when paired with the flooding. Neighbouring ponds will be contaminated, which will be harmful to local residents with small children. How will this risk be mitigated?

The proposed development does not address water neutrality. In reference to policy 3, the development cannot conclusively demonstrate water neutrality. The level of expansion is also not appropriate to the scale of the current settlement, which consists of a few houses dotted along the road, surrounded by precious farmland.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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