
Sent: 11 February 2026 19:54
To: Planning
Subject: Objection to DC/26/0010

Categories: Comments Received

Dear Horsham Planning,

I wish to object to the above application for the following reasons:

The “access” to the proposed site is a public footpath. As matters presently stand, the applicant does not own the access and would therefore be committing a criminal offence in seeking to use it in the manner proposed.

As per Rights of Way Officer objection report attached to this case :

..’ It is a criminal offence to drive a motorised vehicle along a public footpath and as far as I understand this the applicant does not own the track and there is no evidence to suggest they have a lawful private right of vehicular access, let alone the future occupants of the proposed dwellings. WSCC’s PRow team do not keep records of private rights and it would be for the District and the applicant to satisfy themselves that these rights exist otherwise approval of this application could be encouraging a criminal act.’

The creation of additional hard standing, together with the destruction of natural habitats, will significantly exacerbate the already serious flooding issues in the area. This poses a genuine risk to life, particularly should emergency service access be impeded. Residents of Stall House Lane, Gay Street Lane, Gay Street, Nutbourne Road, and potentially an even wider area depending on the direction of approach, would be adversely affected. Some residents have already experienced dangerous flooding incidents, related to flooding under Girder bridge in circumstances which can only deteriorate further should yet another site encroach upon this hamlet’s natural drainage system, which at present remains largely intact in its natural state. To permit such development would be to place innocent lives at risk; this is surely a matter of the utmost importance

The access road is already hazardous, narrowing to a single lane beneath the bridge, with no visibility in either direction. It would be prudent for the Highways Authority to conduct an in-person inspection rather than relying on formulaic template reports. All professionals bear responsibilities and a duty of care in the execution of their roles; it is reasonable to expect the same standard here.

There is also, of course, the HDPF, which may appear to have been overlooked, yet it exists for a reason and must be given due regard.

Planning Policy Context

The Horsham District Planning Framework (HDPF) adopted in November 2015 contains numerous policies which related to the site and the transport components of development more generally.

Adopted HDPF Policy 23 states that the following criteria for Gypsy and Traveller Accommodation will be undertaken in the review of such proposals:

(b) The site is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users;

(d) The site is located in or near to existing settlements, or is part of unallocated strategic location, within reasonable distance of a range of local services and community facilities, in particular schools and essential health services;

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Adopted HDPF Policy 40 (Sustainable Transport) states that development will be supported by the Council if it:

(5) is located in areas where there are or will be a choice in the modes of transport available.

(6) minimizes the distance people need to travel and minimizes conflicts between traffic, cyclists and pedestrians.

(9) provides safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods.

On any reasonable and objective assessment, it is clear that these policy requirements cannot be satisfied. Accordingly, the application ought to be refused.



Photograph depicting the girder bridge during one of the flooding incidents.

The entrance to the proposed site lies beyond the bridge, positioned to the right-hand side. Pursuant to policy 23 1 a. of the Horsham district planning framework (November 2015) Gypsy traveller accommodation should not be placed in locations with poor drainage; the area does not meet this requirement

This is our nearest access road... The other alternative access routes are situated several miles away... Please consider residents of this area in your decision.

Thank you,

Yours sincerely,



Woodside

Stall house lane

North Heath