

Greenhayes Planning

Planning. Heritage. Development

106 Hastings Road, Battle, TN33 0TW
T: 01424 253171
[REDACTED]
[REDACTED]

BY EMAIL

10th June 2025

Horsham District Council
Planning Department
Chart Way,
Horsham
RH12 1RL

Dear Sir/Madam

PLANNING APPLICATION DC/25/0486 OAKHURST CENTRE, WEST CHILTINGTON LANE, CONEYHURST

I write in relation to the current pending application which seeks planning consent for 9 self-build dwellings which will be accessed via the lane that runs through our client's land.

It is noted this application is made in addition to the current pending application, DC/24/0298, which seeks consent for 10 gypsy pitches and which remains undetermined. The council will be aware of our client's objections to this other application, on a number of grounds, including that of access as this other application alleged rights of way over a perceived passing point which was not the case. This has been rectified in this application as the red line now excludes this area and shows a single-track access road which is the case on the ground.

Whilst our client does not have an objection in principle to a small and well-designed residential scheme, of typical built construction, we wish to highlight some observations on the above application.

It is noted that the council's economic development has objected to the application on the loss of employment space and KCC highways have also commented on the application.

It is also noted that our client's land to the south of her building, which was cited as a passing point in the other application DC/24/0298 (the area to the south of our client's stable building) is no longer within the red application site of the current application. Our client would welcome this omission as the land in question comprises our client's parking area and is not a passing point.

On this basis, the site remains accessible via a single-track roadway, which runs through our client's land. Our client owns the property adjacent to the access road that would serve the proposed site, and her land ownership includes the initial section of the access road and also therapy and other buildings along and either side of the access road. Whilst it is acknowledged the application is submitted in outline form, the plans dictate the access point and the access route and the council will need confidence a suitable access could be achieved, which was not the case in the previous applications.

Our previous letters set out the concerns in respect of the compatibility of the significant gypsy development that was proposed and our clients land, on the basis of potential safety concerns. Thus, a smaller residential development of typical built construction would be acceptable to our client.

Whilst we observe the indicative nature of the layout, we would observe the layout is constrained by the size of the site and that shown is relatively urban in nature. It is acknowledged this is an outline application and it is assumed the council will scrutinise the design and layout and suitability of the site for such a scale of development.

Thus, in summary we would wish to clarify that our client, in principle, would have no objection to a small residential development of typical, permanent construction, but subject to the matters referred to in this letter being addressed.

I anticipate that these comments will be taken into consideration as part of the application. If you require any further information or have any queries, please do not hesitate to contact me.

Yours faithfully

[REDACTED]