

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 28 October 2025 17:29:58 UTC+00:00  
**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 28/10/2025 5:29 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: | North Heath Cottage Stane Street Pulborough |
|----------|---|

### Comments Details

|                      |  |
|----------------------|--|
| Commenter Type:      | Neighbour  |
| Stance:              | Customer objects to the Planning Application   |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul> |
| Comments:            | <ol style="list-style-type: none"><li>1. Inappropriate development in the open countryside</li></ol> <p>The development represents a permanent and unjustified</p>     |

encroachment into the open countryside. It is fundamentally out of character for the local area, which is heavily focused on farming and is not designated for residential expansion.

The proposal fails to accord with Policy 26 (Countryside Protection), which states that outside the built-up area boundaries, the rural character of the countryside will be protected against inappropriate development.

It is contrary to the core planning principles of the National Planning Policy Framework (NPPF), which seek to protect and enhance the natural environment.

## 2. Harm to the landscape and visual amenity

The visual impact of two caravans, along with any associated domestic paraphernalia and services, would be a stark and intrusive feature in the landscape.

The development would not be in-keeping with the area's farming focus and would permanently erode the rural character and appearance of the field and wider locality.

The presence of the caravans would cause significant visual harm, particularly as the site has a public footpath running through it.

## 3. Impact on cultural and heritage assets

The proposed development is situated in an area containing listed properties of historic significance, including Laurel Cottage, which is directly opposite the site.

The development would negatively affect the setting of these heritage assets, contrary to Policy 34 (Cultural and Heritage Assets). This policy requires development to retain and improve the setting of heritage assets, including views and landscape features.

Due to the site's proximity to Laurel Cottage, the Council should give significant weight to protecting its setting.

This adverse impact on the historic environment is a material planning consideration and should be a strong reason for refusal.

## 4. Harm to residential amenity

The development will cause unacceptable harm to the living conditions and amenities of occupants of nearby properties.

The proposal therefore fails to comply with Policy 33 (Development Principles), which requires development to ensure a design that avoids unacceptable harm to the occupiers of nearby property and land.

As detailed in a previous objection, this is directly contrary to the policy due to its proximity to the historic listed building.

## 5. Environmental impact

Increased human activity on the site will have a detrimental

environmental impact, posing risks to the local ecosystem. Waste disposal: The proposal raises significant concerns regarding the management of waste, drainage, and sanitation, particularly given the rural setting. Inadequate provisions could lead to environmental pollution. Noise pollution and disturbance: The intensification of the site's use for permanent residential occupation would introduce unacceptable levels of noise and disturbance into a tranquil, rural setting, impacting both neighbouring residents and local wildlife. Disruption to local ecosystems: The development could disrupt local ecosystems and affect wildlife, particularly given the increased human activity, noise, and light pollution.

## 6. Public footpath and rights of way

The presence of a public footpath running directly through the site means the proposal will interfere with a public right of way, affecting the recreational enjoyment of the countryside. The development could create obstructions or an intimidating environment for walkers.

## 7. Precedent for future developments

Approving this application could set a harmful precedent for similar developments in the future, thereby altering the essential character of the area and undermining the intended agricultural land use. Granting permission for residential use in this open countryside location risks opening the door to further inappropriate development.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**