

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 18:36:14 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0010
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 01/02/2026 6:36 PM.

Application Summary

Address:	Land North of Girder Bridge, Gay Street Lane, North Heath RH20 2HW
Proposal:	Use of land for the stationing of 6 static caravans for residential purposes (to be occupied by Gypsies and Travellers) and associated landscape works.
Case Officer:	Shazia Penne

[Click for further information](#)

Customer Details

Address:	North Heath Cottage Stane Street , North Heath Pulborough
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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- Trees and Landscaping
Comments:	<ol style="list-style-type: none">1. Impact on Landscape and Rural Character The site is located in a rural area characterised by open countryside. The introduction of six static caravans represents a

significant urbanisation of the site. This density of residential units is inconsistent with the Horsham District Planning Framework, which seeks to protect the rural character and visual amenity of the West Sussex landscape.

The surrounding area of North Heath is characterised by traditional permanent dwellings constructed with local materials that reflect the historic rural vernacular of West Sussex. The six prefabricated static caravans in no way resemble the historic dwellings they are to be placed amongst.

2. Impact on Public Right of Way

The application proposes using a Public Right of Way for the vehicular access to the site. It is my understanding that the applicant does not own the land over which this access falls, nor do they possess a private vehicular easement to traverse it with vehicles. This represents a failure to provide a safe and suitable access for all users, contrary to Paragraph 114 of the National Planning Policy Framework and Policy 40 of the Horsham District Planning Framework.

3. Drainage, Flooding, and Environmental Health Concerns

There is a lack of a credible drainage strategy for both surface and foul water. The development will replace natural, absorbent grassland with impermeable surfaces, which will inevitably direct runoff onto the adjacent Public Right of Way. This could result in frequent flooding of the path, rendering it unusable for the public. The proposals for foul water management are entirely inadequate for a development of this scale. The applicant has failed to demonstrate that the site can safely process the sewage from six residential units without polluting the local groundwater.

The proximity to domestic dwellings will result in significant levels of noise and light pollution. The inherent nature of static caravans leads to 360° light spill and poor acoustic insulation. The work activities required to maintain a six unit site, and the lack of a formal waste management strategy, will create a persistent nuisance and an unsightly accumulation of refuse or frequent burning of waste at the site.

The proposal explicitly seeks the removal of a significant, mature Oak tree situated in the centre of the field to accommodate the positioning of the pitches. Under Paragraph 186 of the NPPF, planning permission should be refused if development results in the loss or deterioration of irreplaceable habitats. A mature Oak of this stature is an irreplaceable component of the local ecosystem.

Conclusion

For the reasons stated above, I respectfully urge the Planning Committee to refuse application DC/26/0010. The proposal represents an overdevelopment of a rural site that would cause permanent harm to the character of North Heath and the functionality of the Public Right of Way.

Granting permission here would create a precedent that ignores the established Built-up Area Boundaries. This would

fundamentally weaken the Horsham District Planning Framework, signalling that rural protection policies are no longer a material constraint on development in this parish. I fear that setting conditions to attempt to mitigate the many issues with the development will be ineffectual due to the lack of resources to monitor or enforce these restraints.

Kind regards

Telephone:

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