

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2025 15:40:57 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0317
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 17/03/2025 3:40 PM.

Application Summary

Address: Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA

Proposal: Application for the continuous use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Associated landscape works (Retrospective).

Case Officer: Kate Turner

[Click for further information](#)

Customer Details

Address: White Cottage Toat Lane Pulborough West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Other
- Overdevelopment

Comments: This application should be rejected because the Application Form is null and void due to falsehoods contained therein:

To the question "Has the work or change of use already started?", the applicant has responded "No". Ipso facto, the application cannot possibly be retrospective. Indeed, In the next section of the

form, the existing use is stated as "Grazing" and this accords with the photos supplied.

Furthermore, because the application is not retrospective, it cannot qualify for exemption from Biodiversity Net Gain.

The Water Neutrality Report states that there are to be four day rooms, yet only two are shown on the Block Plan.

Since the Stop Notice was issued, new stabling has been erected on the site. This is neither shown on the block plan nor mentioned in the planning statement.

It is stated that "the site.... is not readily visible from Pickhurst Lane" which may have been true at the time the Planning Statement was written (28th February) but since then the hedge has been largely destroyed, leaving the development in full view of the public road. This work was also done during March, against both The Management of Hedgerows (England) Regulations 2024 and the advice offered in the applicant's own Ecology Report.

The application form enquires whether the site is within 20m of a watercourse, to which the response is, again, 'No', yet Appendix C of the Ecology Report carries a photo depicting a flowing stream immediately adjacent to the site's stock fence. This stream is now obscured from view by a newly erected urban-style panel fence.

The Ecology Report alludes to an Amber Risk of disturbance to great-crested newts and acknowledges the presence of hedgehogs in the locality. Both these species would be disastrously affected by the new panel fencing, with its concrete gravel boards which have clearly been installed without the 15cm gaps recommended in Section 6.8 of the Ecology Report.

The Council should reject this application forthwith, elevate legal action to full Enforcement and instruct the applicant to restore the field to its former state.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



PLEASE NOTE: We have moved, please see the new Council address below.

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton