From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 November 2026 20:16:58 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1471
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 18/11/2026 8:16 PM.

Application Summary

Address:	Land West Side of Tiptoe Sandgate Lane Storrington West Sussex
Proposal:	Erection of a detached chalet bungalow, associated access, car parking and landscaping.
Case Officer:	Sam Nye

Click for further information

Customer Details

Address:	Sandgate Park Storrington

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	Sandgate Conservation Society has been working with the Council since the mid-1970s to maintain and preserve Sandgate Park, a 30 acre site with a diverse range of habitats supporting a vast amount of wildlife and plants, adjacent to the proposed development site. One of the objectives in forming the Society,

which currently has c300 members, was to prevent further development encroaching into this rare and special wood and heathland.

The proposed development would mean building outside the built-up area boundary and poses a potential threat of impact to wildlife and plants. The development site is immediately adjacent to an area of rare dry heathland which has established heather growth. Numerous wildlife surveys have been carried out in this area and many species of wildlife, insects and plants have been recorded. There are various mosses and lichens here which are particularly treasured.

The application does not adequately address the foul water drainage provision. In accordance with Schedule 1, Requirement H1(1) of the Building Regulations 2010 a cesspool should only be considered where other options, i.e. public or private sewer or septic tank, are not reasonably practicable.

Southern Water state in their comments on this application:

"surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations..... Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water".
It would appear the applicant wishes to avoid a Section 106 application.

A 38.6 cubic meter cesspool is totally undesirable in this location due to the proximity of the rare wildlife habitat of Sandgate Park, which is an important local amenity and used by many members of the public. Having raw sewage so close to Sandgate Park during a hot summer is quite unthinkable for people enjoying Sandgate Park and those living in the neighbouring residential properties.
The Reptile Survey Report refers to Ashington Village - the proposed development site is located in the Parish of Storrington and Sullington with the adjoining Heath Common area within Washington Parish.

Section 1.6 of the Reptile Survey Report states that no suitable habitat for sand lizard Lacerta agilis or smooth snake Coronella austriaca exists in the vicinity. Sand lizards prefer open sandy heathland with areas of bare sand and south facing slopes, areas mixed with longer grass and scrub. While the sand lizard has not been recorded on the site the habitat is suitable. At the nearby SSSI heathland site of Sullington Warren the National Trust have a conservation project focussing on bringing the sand lizard into the habitat.

The smooth snake prefers a habitat of lowland heath with heather and other low-growing vegetation with bare ground, grasses and scrub. Warm sunny areas for basking are desirable. Sandgate Park offers this type of habitat.

During a work party Sandgate Conservation Society volunteers discovered a palmate newt close to the heather area at Sandgate Park. There is a known toad crossing from Sullington Warren into Sandgate Park, which is detailed in our last member newsletter.

The Ecology Report says that insufficient ecological information has been made available to determine this application. As mentioned previously there have been a number of wildlife and plant surveys carried out at Sandgate Park; these may not have been available to the ecologist preparing the report and may also be inadequate to support planning determination. A number of important comments with regards to protection of species, biodiversity duty and compliance with relevant legislation are made in the Ecology Report and are supported by Sandgate Conservation Society.

Members of Sandgate Conservation Society have observed bats in the neighbouring residential areas, namely Hillside Walk, and at Sullington Warren which is close to the development site. In August 2026 Common Pipistrelle, Soprano Pipistrelle and Serotine bats were observed. Consequently, you would expect to find bats at Sandgate Park and the Society would support a full bat survey being carried out.

Sandgate Conservation Society opposes this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council