

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 July 2026 12:42:12 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0826
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 07/07/2026 12:42 PM.

Application Summary

Address:	Toat Cafe Stane Street North Heath West Sussex RH20 1DN
Proposal:	Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address:	Milton, Church Place Pulborough
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment
Comments:	This site was not put forward under the Pulborough Neighbourhood Plan for residential development, and was considered only as a potential industrial site. The site is not connected to mains sewerage and drainage, and cannot be connected easily to the Pulborough mains sewerage network. These facilities in Pulborough are already overstretched,

and Southern Water's data (obtained by Pulborough Parish Council) shows that in 2022 and 2024 the amount of time untreated material was discharged into the environment amounted to just under 1 month in each year; and in 2023 the amount of time untreated material was discharged into the environment was just over 2 months. These figures are on a gradually increasing trend, with rainier years getting more frequent. We are now at a point where NO further larger developments can be accepted in Pulborough Parish until the village sewerage/drainage system is upgraded. I would appreciate it if the Parish and District Councils (or new unitary authority) could work together with Southern Water to ensure that the necessary improvements are made well before the end of Horshams latest draft plan in 2045.

Overall, the proposal is an overdevelopment of a site without any sewerage/drainage facility. A new estate of ~100 houses cannot be built entirely supported by septic tanks.

I am also not sure what the developer means by affordable housing. What the parish needs is affordable rental housing, such that households with adults all earning under the median wage can afford to rent the housing without needing to claim universal credit.

I would also welcome some discussion on how this development would relate to the proposed Adversane site, particularly in respect of additional traffic movements on the A29.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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