From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 November 2026 11:15:50 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1656
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 16/11/2026 11:16 AM.

Application Summary

Address:	Land Parcel North East of Drovers Lane Pulborough West Sussex
Proposal:	Variation of condition 23 of previously approved application reference DC/21/2321 (Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure) relating to the development and land budget plan.
Case Officer:	Sophie Moore

Click for further information

Customer Details

Address:	67 Harwood Close Pulborough

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

The local area around Pulborough is already under significant pressure, and the proposed development of 170 additional homes would place an even greater strain on existing infrastructure.
A development of this size is likely to generate several hundred additional vehicle movements each day, increasing congestion on roads that already struggle to cope with current traffic levels. The existing bottleneck at Church Hill remains a long-standing issue, with no clear solution in sight. Further traffic entering the network will inevitably worsen delays and impact road safety.
Local services are also operating close to capacity. There is only one primary school serving the area, GP appointments are already difficult to obtain, and there is little evidence that the necessary infrastructure improvements will be delivered alongside the proposed housing. Without significant investment in schools, healthcare provision, roads and public transport, the area is not equipped to accommodate this level of growth.
Access to the proposed site is also a concern, as it appears to rely primarily on existing residential roads that were not designed to handle the increased volume of traffic associated with a development of this scale.
In addition to the practical concerns, the proposal would have a detrimental impact on the character of the local area. The site currently provides open views towards the South Downs and is valued by residents as an attractive area for walking and recreation. Replacing this landscape with a large housing development would permanently alter the character of the area while providing little obvious benefit to the existing community.
Overall, I do not believe the necessary infrastructure exists to support an additional 170 homes. Until there is a credible and funded plan to address the impact on roads, schools, healthcare services and other local amenities, this application should not be approved.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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