

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 09:12:33 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0619
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 02/06/2026 9:12 AM.

Application Summary

Address:	Former Allotment Gardens Stopham Road Pulborough West Sussex
Proposal:	Removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535) (Development of the site to provide 23 dwellings and 6 flats with ancillary parking, garaging, and landscaping, and the construction of a 106-space station car park, all served by new access on to Stopham Road. Construction of private parking bays to serve existing dwellings on Stopham Road served by new access from Stopham Road) to amend the housing designs, site fencing, parking layout and unit mix) relating to water neutrality and to remove the requirement to provide the station car park prior to occupation of the dwellings.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	1 Railway Cottages Stopham Road Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other

Comments:

The development was granted permission based on the merits that the new car park and western step-free access to the station would bring. The planning committee should consider whether the original application would have been approved, had these items not been part of the design. The removal of the condition requiring the car park and access to be built first, means there is no incentive or plan to ever build it, and there will be no enforcement action available to ensure it gets done. If this is how the applicant/planning committee wishes to progress, perhaps the car park should be considered as it's own planning application in the future once demand indicates a business case for it.

I echo other comments stating that it should be ensured that the conditions are only modified, not removed. The highways improvements including the new crossing beneath the bridge must be retained as part of the overall scheme and must be built before the new dwellings are allowed to be occupied.

In light of the frequent flooding beneath the railway bridge, the design should also clearly set out how the drains in this area will be improved, not merely connected into. The construction of the crossing would be the perfect time to remedy the issues present there ensuring safety for pedestrians. As it is, even with the water arrestor devices shown on the applicant's drawings, it is easy to see that any increase in runoff to the already overloaded local drains/sewers will exacerbate existing issues. The crossing will be of no use if it's flooded throughout winter.

Finally I do not believe the landscape report has given full consideration to the view of the south downs from the footpath to Park Farm, and from the WWII bunker there.

Kind regards

Telephone:

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