

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 January 2020 09:31  
**To:** Planning  
**Subject:** For the Attention of Mr Matthew Porter re Planning Application DC/19/2464 for 80 Dwellings West of Worthing Road, Southwater  
**Attachments:** Signed Letter 29012020 to Mr Porter HDC Planning from H A Edwards & Son re DC192464.pdf; Signed 29012020 Letter to Mr Elkington WSCC Highways from H A Edwards & Son re DC192464.pdf; Developement Notice - Shaws Lane Developement.pdf

**For the Attention of Mr Matthew Porter**

Dear Mr Porter

I hope this email finds you well. Further to the notice we received from Horsham District Council regarding planning application DC/19/2464 (attached), we wish to highlight our concerns about certain planning matters for this site. Please find attached the soft copy of this letter to you. The hard copy will be sent to you by post.

In addition, please find attached a copy of our letter to Mr Elkington at West Sussex County Council Highways regarding highway and public rights of way matters for the same planning application.

Should you have any queries about these letters, please do not hesitate to ask. We look forward to hearing from you.

Kind regards,

[REDACTED]

H A Edwards & Son

[REDACTED]

[REDACTED]  
Chase Farm • Shaw's Lane • Southwater • Horsham • West Sussex • RH13 9BX  
[REDACTED]

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Mr Matthew Porter  
Horsham District Council  
Planning Department  
Park Side  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

29 January 2020

Dear Mr Porter

**RE: Planning Application DC/19/2464 – Development of 80 Dwellings on land West of Worthing Road (the 'Development')**

Further to the notice we received regarding the above planning application, we write to express our deep concerns and raise queries about particular aspects of this application relating to:

- The proposed sites of the LEAP and LAP
- Drainage and landscaping issues.

This letter should also be read in conjunction with the letter we have sent to Mr Michael Elkington of West Sussex County Council Highways, dated 29 January 2020, which you have been copied in on. These matters risk creating a long-term detrimental impact to the residents, rural businesses and landowners of Shaw's Lane as well as the Development's residents.

***Proposed LEAP and LAP***

The locations of the LEAP and LAP are too close to the Development's boundary neighbours. We wish to highlight the letter from Neville Wren of Sussex Police to you, dated 3 January 2020, (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01610940.pdf>), which supports this concern and requests for alternative sites to be considered for these play areas.

The proposed locations make them a safety, security and privacy threat to Shaw's Lane residents and rural businesses. The proposed new footpath by the proposed LEAP would be right outside a working farm (Chase Farm) and Chase Lodge residential entrance, and the proposed LAP is sited next to the emergency access. Please see *Image #1*. Young children would be a particular traffic safety risk, principally from farm machinery and livestock if they were to access the farm either in error or out of curiosity. This matter is also highlighted by the letter from Sussex Police.

The noise levels from crowds gathering and children playing at the LEAP and the LAP will be an unnecessary noise disturbance for boundary neighbours. They would encourage the public to gather nearby at the LEAP and LAP and use the footpath and emergency access to enter Shaw's Lane. The

LEAP, the LAP and surrounding areas would also risk becoming hotspots where youths would likely gather. These sites are less visible from the Development's dwellings, and therefore increase the risk of anti-social behaviour by the general public such as drug-taking, drinking and loud music. This would negatively impact residents and businesses on all fronts. There is a proposed LEAP and two proposed LAPs less than 200m to the east of the development already. We query why there is a need to have additional play areas so close to the Shaw's Lane boundary neighbours.

The area where the proposed LEAP would be located is also within a surface water flood zone on heavy Wealden clay, which has not been picked up by the Development's drainage report. Please see *Image #2*. Since the report was conducted in 2014, weather patterns have changed and the frequency of prolonged periods of heavy rain have increased. This zone quickly becomes waterlogged which makes it an unsuitable location for the proposed LEAP. It would be better to replace the LEAP with another storm water detention pond or tree plantation instead.

Furthermore, the proposed location of the LAP is now within the Ecological Mitigation Zone. With reference to the Ecology Report, dated 6<sup>th</sup> January 2020, '*We note the LAP has been moved to the previously created Ecological Mitigation Area and as such compensation for loss of this habitat will be required elsewhere on site*' (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01611400.pdf>).

We appeal for Ecological Mitigation Zone to be extended and enlarged to cover the entire Shaw's Lane and southern boundary. This will prevent traffic safety issues and to protect the privacy and security of local residents and businesses and to enhance the environment for everyone. We also request the LEAP and LAP's locations are reconsidered and replaced with an additional storm water detention pond and/or tree plantation.

### ***Drainage and Landscaping***

The Development land is naturally wetter than the other sites which Berkeley Homes have already developed in Southwater. This is illustrated by the fact that cattle on neighbouring land to the Development were always turned out to pasture after winter housing at least two weeks after Great House Farm and brought in a few weeks earlier than them in the autumn.

The runoff from the Development land risks flooding Shaw's Lane and Chase Farm at the public footpath no.1652 access point onto Shaw's Lane. There is at least one, if not two, land drains close to this access point, which feed water into a ditch on Shaw's Lane, and flow down along footpath no. 1652. Please see *Images #3 and #4*. As the Development will cover a significant area with impermeable surfaces due to housing, roads and driveways, there will be less undeveloped land left to soak up the water naturally. This will increase the volume of water runoff into the Shaw's Lane ditches, which could cause flooding if the drains on the Development's land are not properly managed and maintained.

We understand that the maintenance of the estate will be managed by a contractor and be paid for by the Development's residents. We are concerned that this maintenance system is currently unregulated and maintenance charges uncapped. Similar management contracts have recently been in the news for increasing maintenance costs and poor service issues – please see the following articles from the BBC:

- <https://www.bbc.co.uk/news/business-49935283>
- <https://www.bbc.co.uk/news/uk-england-46279048>

We wish to highlight concerns about this unregulated maintenance system, particularly if the standards fall so that inadequate maintenance practices have a negative impact on neighbouring land – e.g. the failure to keep the storm water detention ponds clear of excess weeds and bull rushes, which may risk flooding Shaw's Lane and the boundary neighbours. We request more details about how the maintenance standards of the Development will be managed and monitored. In addition, how disputes are processed if there are contentious issues between the contractor and Development owners, or between the boundary neighbours and the contractor.

Serious concerns must be raised against potential soil deposits being placed along the southern and Shaw's Lane boundaries. The Site Waste Management Plan s.2.3 allows for the '*cut and fill of earthworks on site to produce levels from existing materials where appropriate*' and to '*separate excavated materials on site to reuse appropriately e.g. topsoil in gardens and landscaped areas*' – (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01608198.pdf>). Raising the ground level would pose a serious security risk to Shaw's Lane residents and rural businesses, and also infringe on their privacy since they would become overlooked by the Development. It also risks increasing water runoff issues on to Shaw's Lane and the southern boundary by Woodland House in times of heavy rain, as have occurred in other development sites in Southwater. The ditches in Shaw's Lane may not be able to cope with additional volumes of water and could flood, causing damage to the privately maintained road and private property.

There is concern that the drainage points from the Development into Shaw's Lane ditches will damage the historic hedgerow and trees if due consideration is not taken regarding the position of their roots. This could destroy the historic hedgerow for local wildlife, ruin the countryside ambience of Shaw's Lane and pose a serious security threat and privacy infringement of Shaw's Lane residents and rural businesses. We request for further details on how the roots of the historic hedgerow and trees will be protected during construction.

We also believe there is insufficient environmental protection for wildlife along the Shaw's Lane, southern and north-western boundaries. There does not appear to be a survey on bird species in the planning portal and we enquire if one will be carried out? The new gateway entrance to the Development at the north end of Shaw's Lane was created without the consultation or consent of the Shaw's Lane landowner, nor local authority planning permission and thus is surely an illegitimate entrance to the Development. Such changes to the landscape of Shaw's Lane continue to damage local wildlife, increase flood risks, and destroy the countryside ambience of Shaw's Lane. We appeal for this historic hedgerow to be reinstated and thickened where there are gaps and the entire Shaw's Lane boundary to be an ecological mitigation zone.

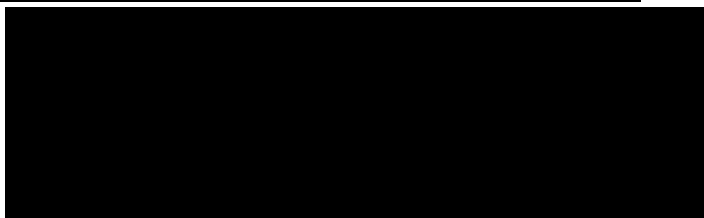
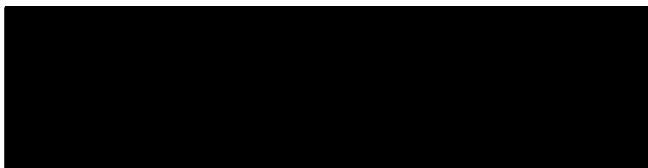
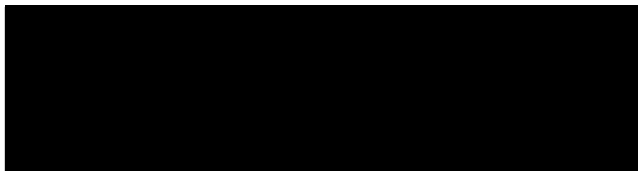
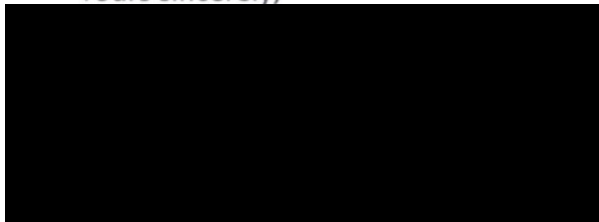
### **Summary**

- We request that sites for the LEAP and LAP be reconsidered as recommended by Sussex Police, and replaced with an additional storm water detention pond and/or tree plantation.
- We request that the drainage and maintenance systems, as well as soil management concerns are addressed. In addition, the expansion of the ecological mitigation zone with more trees, and the reinstatement and thickening of the hedgerow boundary must be considered

Furthermore, we invite you for a site meeting on Shaw's Lane at a time convenient to you to enable clarification and context of our concerns. When so much of rural Southwater is being lost to development, it is essential to prevent traffic safety issues, protect the privacy and security of local residents and business, and preserve what little countryside ambience is left in the village.

Should you have any queries or require additional information, please do not hesitate to ask. Our contact details are on the first page of this letter. We look forward to hearing from you.

Yours sincerely,



Copied to:

- Mr Michael Elkington – Head of Planning for West Sussex County Council Highways
- Mr Jeremy Quin – MP for Horsham
- Councillor Graham Watkins – Chairman of Southwater Parish Council
- Councillor Michael Neale – Vice-Chairman of Southwater Parish Council
- Councillor Claire Vickers – Horsham District Council
- Mr Neville Wren – Sussex Police
- Mr Nigel Bird – Public Rights of Way for West Sussex County Council
- Tom Ormesher – National Farmers Union
- David Winnard – Laurence Gould Rural Business Consultants
- Mr Roger Smith – Campaign to Protection of Rural England (Sussex)

## Appendix

Image #1



Image #2



Image #3



Image #4



Mr Michael Elkington  
Head of Planning Services  
Highways, Transport, and Planning Directorate  
West Sussex County Council  
County Hall  
Chichester  
West Sussex  
PO19 1RQ

29 January 2020

Dear Mr Elkington

**RE: Planning Application DC/19/2464 – Development of 80 Dwellings on land West of Worthing Road (the 'Development')**

Further to the notice we received from Horsham District Council regarding the above planning application, we write to express our deep concerns and raise queries about particular aspects of this application relating to:

- The proposed new footpath
- The proposed changes to the public rights of way (PROW) at footpath no.1652
- The status of the emergency access
- Traffic safety issues along Shaw's Lane
- Privacy and security threats for local residents and rural businesses

These matters risk creating a long-term detrimental impact to the residents, rural businesses and landowners of Shaw's Lane as well as the Development's residents.

***Background to Shaw's Lane***

Shaw's Lane is a historic, predominantly unregistered, single-track private access road with several blind bends, some of which are on a steep slope. It is used daily by horse riders, farm machinery, rural businesses and residential traffic. Please see *Images #1, #2 and #3* for more details. As a trackway to access farms and woodland, it dates back to sometime around the 15<sup>th</sup> or 16<sup>th</sup> century. Berkeley Homes' boundary between Shaw's Lane and the Development is the hedgerow. The unregistered parcel of land that is Shaw's Lane is private property, and not owned by Berkeley Homes.

The tarmac end of the lane runs from Bonfire Hill to the entrance of Chase Farm, from then on it has a concrete road surface. The lane is only partially adopted between Bonfire Hill and The Chase farmhouse entrance, though the road surface has not been maintained by the local authority for

many years. From at least 1955 until its disintegration in the late 1970's, there used to be a sign at the entrance of Shaw's Lane stating, 'Private Road, No Thoroughfare'. The length of Shaw's Lane is also a public bridleway (no.2929) and the unregistered parts of Shaw's Lane can be accessed by footpaths no. 1652 and 1654. There is no pavement, lighting or area for pedestrians to walk on, only the lane itself (which is bordered by ditches), making it totally unsuitable for any substantial increase in pedestrian or cycle traffic this Development would create.

***Proposed New Footpath Access to Shaw's Lane by Chase Farm/Chase Lodge***

We strongly object to this proposed new footpath being created by the proposed Local Equipped Area of Play (the 'LEAP') to access Shaw's Lane. The proposed access point is outside the Development's land parcel. S.25 of the planning application form declares that the application only relates to land that Berkeley Homes have owned for at least 21 days prior to the application submission - (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01607702.pdf>).

This footpath is not a gazetted footpath and there is no public right of way to access Shaw's Lane from this proposed point. The Raster Maps used on the Ground Investigation Reports from 2000 and 2006, the Vector Map 2017 and the Site Sensitivity Map 2017 have incorrectly shown the location of the public footpath no. 1652 as being positioned opposite Chase Lodge/Chase Farm (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01608309.pdf>). The true location of the public footpath is opposite The Chase farmhouse entrance; therefore, the proposed new footpath access cannot be relied upon.

The Development land has been farmed continuously for hundreds of years. If a public right of way is ploughed up, it must be reinstated within 14 days by law. This has not been required here as there is no legal footpath. Even if there had been an informal footpath, it would not have been used by the general public and access across the well-established historic hedgerow to the Development has been impossible for at least 30 years. Please see *Image #4* attached. There is no need to create an additional public access point onto Shaw's lane from the Development, as there are already two other public footpaths located a few minutes away no. 1652 and no. 1654. Please see *Image #1*.

To create a footpath access point from the Development, a connection from the Development boundary over Shaw's Lane property would be required. According to s.3.7.5 of the Arboriculture Impact Assessment, *'To facilitate the construction of the proposed footpath access to the west results in the removal of two small sections into G34 totalling a length removed of 10.5m'* (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01608028.pdf>). This is a substantial amount of hedgerow to remove for this proposed footpath and an urban solution to a rural issue. Without consent of the Shaw's Lane owner, any development beyond the Development boundary onto Shaw's Lane property would surely be unlawful trespass, and likely criminal damage too. Allowing such development sets a dangerous precedent for other applications within the Horsham District and planning law in general.

We object to this proposed new footpath on grounds of illegal development, and its proximity to a working farm and residential properties, risking traffic safety, security and privacy of Shaw's Lane residents and businesses. We also ask whether or not the owner of Shaw's Lane has been consulted about this proposed access point, and if consent has been granted.

### ***Proposed Conversion of Public Footpath no.1652 Access to Shaw's Lane into a Bridleway***

We strongly object to this proposed conversion of no. 1652 footpath access point into Shaw's Lane. Again, Berkeley Homes does not own property within the Shaw's Lane land parcel, and s.25 of the planning application form states that they are applying to develop within their own boundaries.

This proposed new bridleway access will require substantial changes to the wooden stile of the current access. Please see *Image #5*. Since s.3.7.5 of the Arboriculture Impact Assessment requires 10.5m of hedgerow to be removed for the proposed new footpath, it is reasonable to assume that this may also apply to any conversion of footpath no. 1652 into a bridleway - (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01608028.pdf>).

To provide safe access to the tarmac road surface of Shaw's Lane, a new pathway with dropped kerb stones would need to be installed, as advised by WSCC PROW department - (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01611418.pdf>). This is a further urban solution to a rural issue. This section of property is within the Shaw's Lane land parcel and outside Berkeley Homes' ownership; therefore, any development here would again likely be unlawful trespass and potentially criminal damage.

With reference to a further consultation document from WSCC PROW, dated 15 January 2020 (<http://snafpacc.horsham.gov.uk/AnitePublicDocs/01612605.pdf>), *'If the Applicant doesn't own all the land necessary to achieve a continuous cycle network, it should be encouraged by the Local Planning Authority to negotiate with the relevant landowner(s) to secure the dedication of bridleway along the PROW'*. Please can you advise whether the owner of Shaw's Lane has been consulted and whether consent has been granted?

We assume that any upgrade to footpath no. 1652 to a bridleway would also permit access for horses through the Development to and from Shaw's Lane. New residents, particularly those unaccustomed to living close to a rural community, may well complain about horse manure and smells being left on the bridleway.

The loss of the wooden stile and widening of the access point to at least 3m wide would permit cyclists and buggies to easily enter Shaw's Lane, as well as to encourage a higher level of pedestrian traffic. Not only would this create traffic safety issues, disturb the local wildlife and damage their environment, it would also threaten the privacy and security of local residents and rural businesses of Shaw's Lane. Whilst we understand that motorbikes cannot be used on a bridleway, this change would enable them to easily access Shaw's Lane as a short cut to Bonfire Hill, albeit illegally. Policing this access point to stop motorbikes using it would be difficult, and we appreciate that it would be a low priority compared to other policing demands in the area.

We strongly appeal for this access point to remain as a footpath with a wooden stile or kissing gate that is in keeping with the rural ambience of this country access lane.

### ***Emergency Access***

The emergency access was installed in 2017 following a previous planning application. Whilst local residents tried to prevent the development, consent had already been given before they were aware of it having been granted. Whether or not the legal owner of Shaw's Lane was consulted and gave

consent before planning permission was granted is a serious cause for concern amongst local residents and businesses. It also raises queries about what this means for future planning decision processes within the local area.

There are fears that this emergency access will become a general public access hazard and serious traffic safety issue for Shaw's Lane. If the access is to remain, but the wooden field gate and the post and rail fence are removed, this would only leave the urban bollards. The emergency access would likely end up being used as a short cut for commuting pedestrians, cyclists and motorbikes to access Bonfire Hill and beyond.

Again, we wish to query how private property can be developed without the consultation or consent of the legal owner? Such practices risk setting dangerous precedents if developers are allowed to build on land they do not own without the owner's knowledge or permission. We also ask that if this emergency access is to remain, that the post and rail fence and wooden field gate are retained, maintained and strengthened.

### ***Traffic Safety Issues***

The changes to PROW along Shaw's Lane and the uncertain status of the emergency access pose serious traffic and highway safety issues. These will affect Shaw's Lane residents, rural businesses, horse riders, the general public as these changes would encourage more cyclists, motorbikes, pedestrians and child buggies to use Shaw's Lane via the Development. Any alternations to Shaw's Lane from the proposed PROW changes are likely to take place on privately owned property without the consultation or consent of the legal owner.

The proposed new footpath access point would be right outside a working farm (Chase Farm) and Chase Lodge residential entrance. Please see *Images #1* and *#4*. As the proposed LEAP is also near to this proposed new footpath, young children would be a particular traffic safety risk, principally from farm machinery and livestock if they were to access the farm either in error or out of curiosity. This matter is also highlighted by a letter from Sussex Police to Horsham District Council - <http://snafpacc.horsham.gov.uk/AnitePublicDocs/01610940.pdf>.

Public Footpath no. 1652 accesses Shaw's Lane at a blind corner on an 'S' bend in the lane opposite The Chase farmhouse entrance where visibility is poor. There is no pavement for pedestrians to use and the lane is a single-track private access road, not designed to accommodate the increasing numbers of cyclists, pedestrians, etc. which the Development would attract to the area. Please see *Images #1, #2, #3, #4* and *#5*. Cyclists cannot be heard and often wear headphones, making them a high collision risk around the sharp bends of Shaw's Lane. This particularly applies to the blind bend by Chase Cottages, which is also on a steep incline. Whilst some cyclists would be leisure riders choosing to access the nearby Marlpost and Southwater Woods, it is reasonable to assume that some would be commuters, which risks Shaw's Lane becoming a commuter 'rat run'. There is also the risk that such easy access would encourage anti-social behaviour from youths as has occurred in Stakers Lane, Southwater.

If cyclists could easily access Shaw's Lane from the Development, then it is reasonable to assume that motorbikes would also use the converted footpath and emergency access as a commuter 'rat run'. Being faster and more powerful than bicycles, motorbikes create a disproportionately loud and

offending noise. Not only is their speed a traffic safety hazard, but the noise would spoil the quiet rural ambience of this private country lane for both boundary neighbours and Development residents alike. In addition, neither of these modes of transport blend well with horse riders who use Shaw's Lane daily.

There is also a significant risk to children and pedestrians' safety. This particularly affects young children and those people who are unfamiliar with farm traffic as there is no alternative for them but to walk on the road. If the proposed PROW changes occur, and the emergency access loses its rural barriers, it would only be a matter of time before a serious accident occurs on Shaw's Lane.

### ***Parking Issues***

These changes to public access could risk the Development and Shaw's Lane becoming a victim of the planning application's success. Easier access to the proposed rural LEAP and Local Area of Play (the 'LAP') would make these play areas more attractive to the greater public from beyond the Development. These changes risk encouraging members of the public to drive to the LEAP/LAP rather than walk, as has occurred in Southwater Country Park. This would increase the risk of the public parking their vehicles along Shaw's Lane and blocking access to farm gateways and residential entrances. Alternatively, the public may try to park within the Development and block access for its residents, who may then try to park in Shaw's Lane instead. Once again, please note that this concern is also supported by the letter from Sussex Police.

### ***Security and Privacy Threats to Local Residents and Businesses***

The privacy and security of Shaw's Lane rural businesses and residents will be significantly affected by these proposed changes to the PROW. The proposed new footpath would be right outside Chase Farm (a working farm) and Chase Lodge residential entrance, and very close to Woodland House. Please see *Images #1 and #4*. The proposed new footpath involves the removal of more than 10.5m of trees and historic hedgerow. As the proposed LEAP is planned so close to this proposed new footpath, it would encourage the public to gather nearby and use this footpath to access Shaw's Lane. Public footpath no. 1652 accesses Shaw's Lane at the residential entrance of The Chase farmhouse and continues through Chase Farm property. If the wooden stile, along with a further of 10.5m of trees and historic hedgerow, are removed it would expose Shaw's Lane residents and businesses to unnecessary security and privacy challenges.

Both of these changes to the PROW would enable the public to clearly see the comings and goings of Shaw's Lane residents and businesses, particular those at The Chase, Chase Lodge, Chase Farm and Woodland House. They would also have a negative impact on the environment and urbanise the rural ambience of this private country access lane.

### ***Summary***

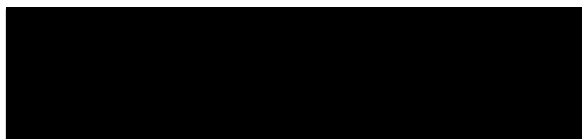
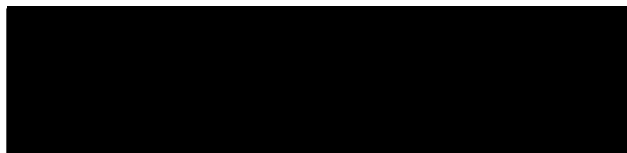
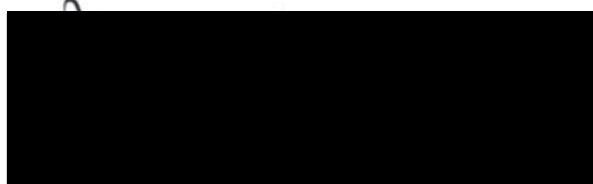
- We appeal to you to consider the legitimacy of the prospective changes to the PROW along Shaw's Lane, as well as the safety, security and privacy threats they pose to local residents and the general public. We request for support that the proposed new footpath is withdrawn from application DC/19/2464, and that PROW no. 1652 remains a footpath.

- We query if the owner of Shaw's Lane was consulted and consent given by them to construct the emergency access from the Development into Shaw's Lane. We also ask that if it is to remain, that the post and rail fence and wooden field gate are retained, maintained and strengthened to prevent it being used by the general public as an access point to Shaw's Lane.

Furthermore, we to invite you and/or a colleague for a site meeting on Shaw's Lane at a time convenient to you to enable clarification and context of our concerns. When so much of rural Southwater is being lost to development, it is essential to prevent traffic safety issues, protect the privacy and security of local residents and business, and preserve what little countryside ambience is left in the village.

Should you have any queries or require additional information, please do not hesitate to ask. We look forward to hearing from you.

Yours sincerely,

***Copied to:***

- Mr Matthew Porter – Horsham District Council Planning Department
- Mr Jeremy Quin – MP for Horsham
- Councillor Graham Watkins – Chairman of Southwater Parish Council
- Councillor Michael Neale – Vice-Chairman of Southwater Parish Council
- Councillor Claire Vickers – Horsham District Council
- Mr Neville Wren – Sussex Police
- Mr Nigel Bird – Public Rights of Way for West Sussex County Council
- Tom Ormesher – National Farmers Union
- David Winnard – Laurence Gould Rural Business Consultants
- Mr Roger Smith – Campaign to Protection of Rural England (Sussex)

## Appendix

Image #1



Image #2



Image #3

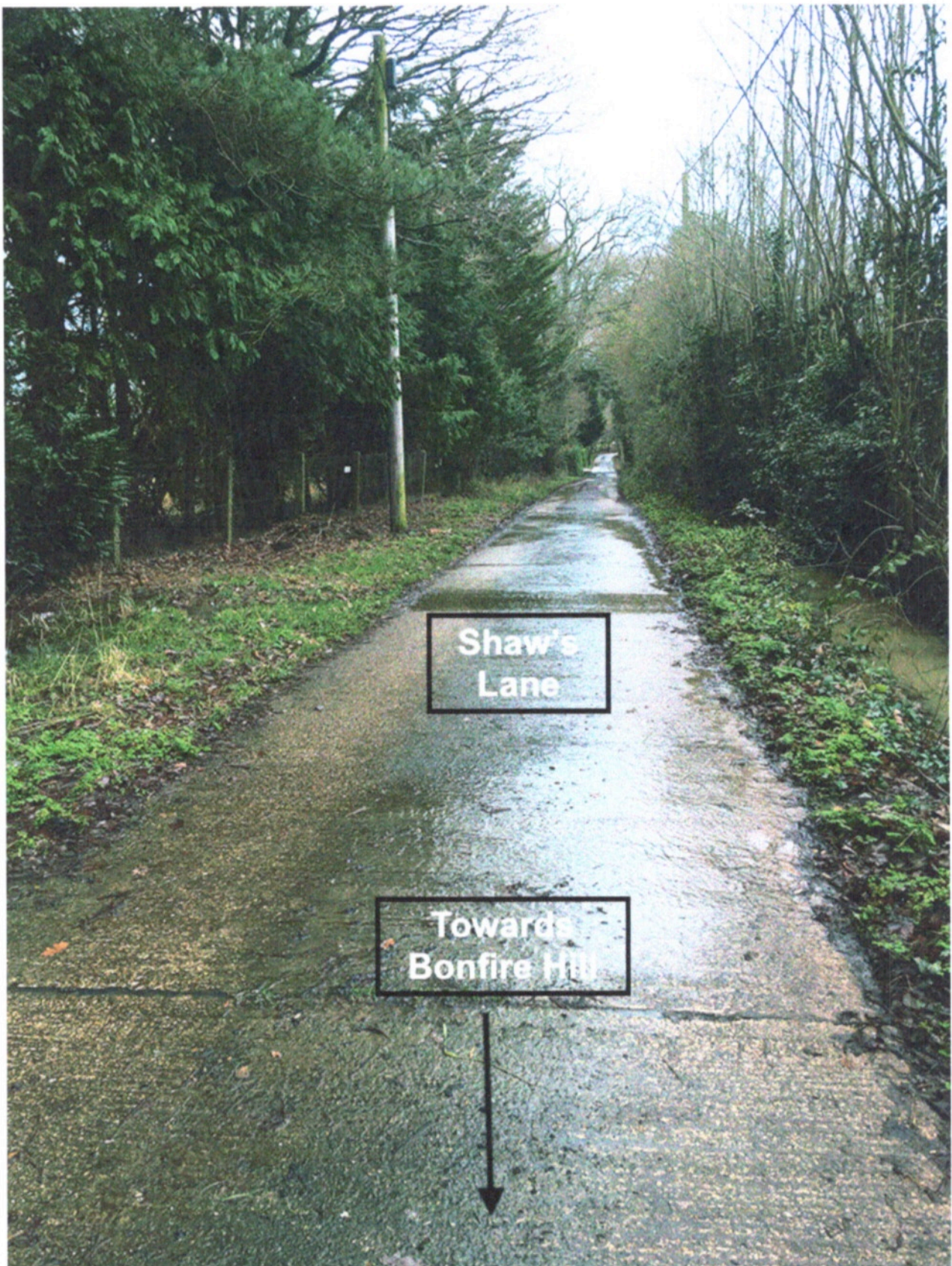
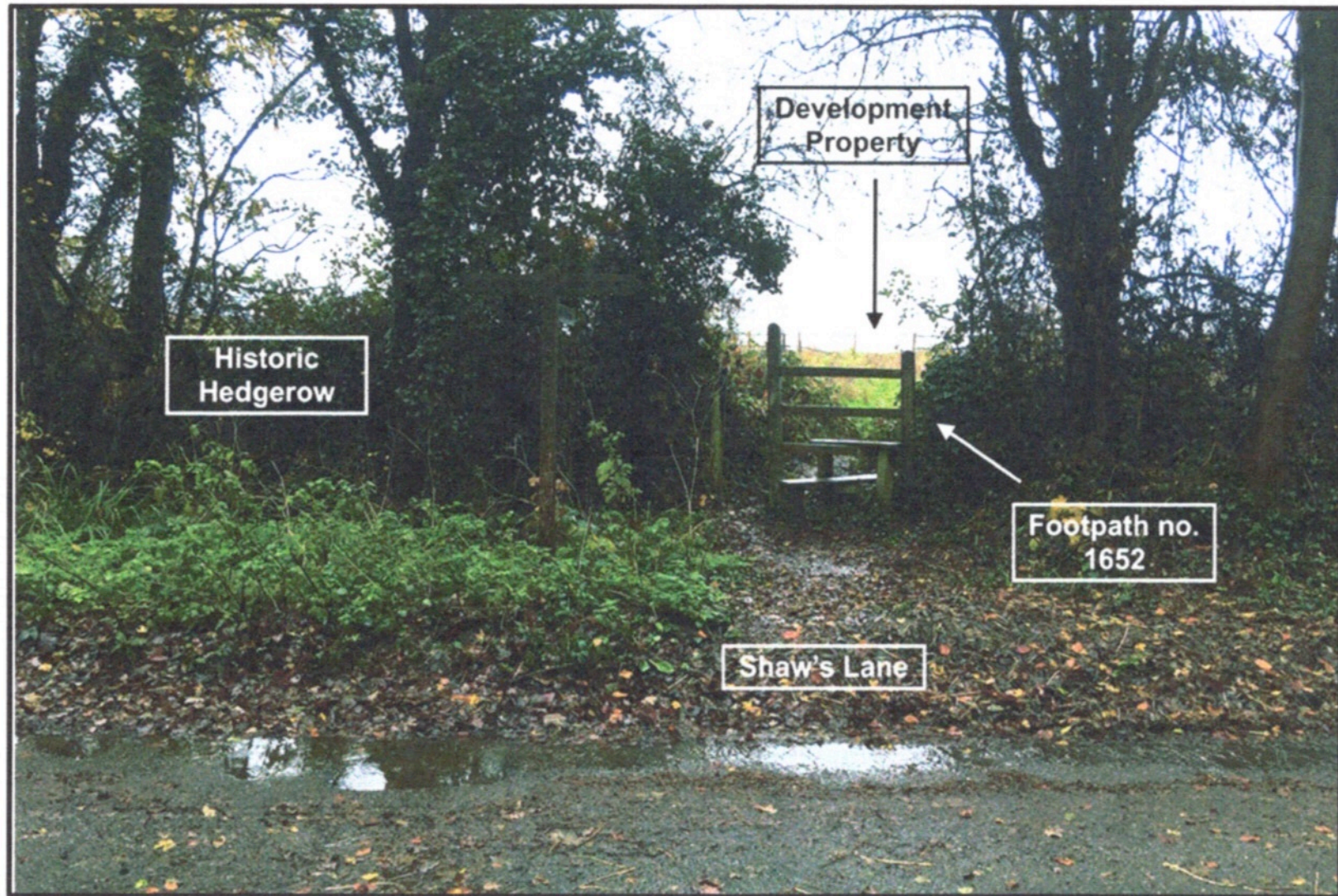


Image #4



Image #5





**Horsham  
District  
Council**

The Owner/Occupier  
The Chase  
Shaws Lane  
Southwater  
Horsham  
West Sussex  
RH13 9BX

Our ref: DC/19/2464  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line: 01403 215187  
Please ask for: Matthew Porter  
Date: 11th December 2019

Dear Sir/Madam,

**Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater**

**Berkeley Homes Development Site Worthing Road Southwater RH13 9BT**

The Council has received a planning application as described above. The application documents can be viewed and progress tracked on the Council's Public Access web site at <https://public-access.horsham.gov.uk/public-access/> and inputting the above reference number. If you are unable to view plans online please call us on 01403 215187 for further advice.

This planning application will be considered on its own merits having regard to the planning policy framework as set out in the Horsham District Local Development Framework, the comments received as a result of the consultation process and any other material considerations. Your Parish or Neighbourhood Council are consultees and their responses will be considered during the determination of this application.

The remainder of this letter sets out how you may comment on the proposal.

**Commenting on this planning application**

If you want to comment please do so on-line by accessing Horsham District Council's website at <https://public-access.horsham.gov.uk/public-access/> and inputting the above reference number, or e-mail us direct at [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk). The Council will take into account any comments received in writing, but we are unable to enter into further correspondence with you about this application. However you can track progress on-line, view all documents and plans, and once determined, inspect the Decision Notice.

It is important that any comment submitted in response to the planning application should be relevant to the proposal. A list of those 'planning matters' that the Council can consider in assessing proposals is set out below:

**Relevant planning considerations include:** Local Development Framework Policies, Government Guidance, case law and previous considerations, highway safety, traffic, parking, noise, disturbance, smells, design, appearance, materials, character, overshadowing, loss of privacy, loss of trees, effect on Listed Buildings

**PLEASE TURN PAGE**

**Irrelevant considerations:** Matters covered by other legislation (e.g. licensing private property rights), effect on value of property, personal and financial circumstances (other than in exceptional cases) loss of view, moral, religious issues, restrictive covenants

Any comments on the planning application, either for or against the proposal, should be submitted in writing by 1st January 2020. Please ensure that you quote the planning application reference number (DC/19/2464) in all correspondence.

### **The determination of the planning application**

The application may be decided by a committee of Councillors or by Officers under delegated powers, the criteria for this are set out in the Scheme of Delegation which can be found on the Council's website [www.horsham.gov.uk](http://www.horsham.gov.uk) by searching "Scheme of Delegation" and following the links. In either instance all comments received by the Council will be very carefully considered before a decision is made. All reports, background papers, file notes clarifying officer's recommendations and decision notices will be available for public inspection on the case file as soon as they become available. A copy of the decision notice will be displayed on the Council's web site.

**Please note:** all correspondence received regarding planning applications are held on the planning files, available for public inspection and posted on the Council's web site. In the event of an appeal being lodged with the Planning Inspectorate against the Council's decision, all correspondence will also be forwarded to the Inspectorate and the appellant. I regret that, due to the number of letters received, it will not be possible to write detailed letters of reply.

Yours faithfully



Emma Parkes  
Head of Development