

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 November 2025 21:39:20 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1727
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 26/11/2025 9:39 PM.

Application Summary

Address:	Long Wells Vineyard Marches Road Warnham West Sussex RH12 3SL
Proposal:	Erection of a six-pitch settled gypsy accommodation site (Retrospective)
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	Autumn Leaves Northlands Road Warnham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Overdevelopment
Comments:	Inappropriate Siting and Overdevelopment - The proposed development is inappropriately sited in a quiet rural area, where its scale and activity are wholly out of keeping with the surrounding countryside and constitutes overdevelopment of a rural site. - The site sits immediately adjacent to privately owned family

homes and gardens. Also, there is a wider rural community, characterised by scattered homes and open countryside, causing unacceptable impacts on privacy, noise levels, security, and general activity inconsistent with the area's rural character.

- The location is therefore fundamentally unsuitable for a caravan site and conflicts with policies designed to protect rural amenity and community well-being.

Sewerage and water disposal

- With no mains sewerage to the area - and limited watercourses, issues of wastewater treatment, surface water drainage, power supply will all have to be addressed. My property already suffers from effluent discharge from a poorly maintained stand-alone system, from the existing two-bedroom property on the site. Insufficient sewerage and water-disposal arrangements mean the development fails to meet basic environmental and infrastructure standards and should not be supported.

Availability of Gypsy Traveller Sites

- The application emphasises a perceived shortage of Gypsy/Traveller accommodation. There are council-run sites in the County which are part of the County's Gypsy/Traveller targets. We already have numerous privately-owned sites in the County, that have been obtained under gypsy site planning applications. These sites are flooded with caravans in excess of the initial submitted planning application. No enforcement action is carried out.

- In fact, the council is granting permission for unlicensed caravan sites which anyone willing to pay a commercial rent can use. If that is what is proposed, please ensure that a suitably amended application is received.

- The proposal does not genuinely address identified Gypsy/Traveller need and therefore cannot be used as a valid basis for granting planning permission as would not contribute to the County's Gypsy/ Traveller site provision target.

Planning Process

- There is a lack of confidence in the planning process, as local concerns appear not to be considered.
- Poor communication and limited transparency have left the community feeling excluded from decision-making. For example, why is this application submitted as retrospective?
- Decisions appear to proceed without adequate regard for local impacts, undermining trust in the process and the planning department's capabilities.

I strongly object to this planning application and respectfully request this application is denied.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton