

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 March 2026 14:34:48 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0151
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 15/03/2026 2:34 PM.

Application Summary

Address:	Fryern Park, Fryern Park Farm Fryern Road Storrington West Sussex RH20 4FF
Proposal:	Change of use of land to mixed use for the keeping of horses (existing) and residential Gypsy/Traveller caravan site comprising 4no. pitches, each containing one static caravan and one tourer, together with the erection of two ancillary amenity buildings.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address: Walnut Tree Corner, Fryern Park, Fryern Road Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	My objection to this application stems from the history of previous applications for this site and is set out below based on legal advice received. The planning history of this site is a highly material consideration. A similar proposal for traveller pitches at Fryern Park Farm (application DC/20/0600) was refused by Horsham District Council

and the subsequent appeal was dismissed by the Planning Inspectorate on 30 March 2023. In that decision the Inspector concluded that the proposal failed to demonstrate water neutrality and therefore could not be permitted due to the potential for adverse effects on the Arun Valley SAC, SPA and Ramsar site.

That appeal decision is the most recent determination relating to development of this type on this site and must therefore carry significant weight in the determination of the current application. The council should clearly identify what material circumstances have changed since the Inspector's decision that would justify granting permission for a comparable form of development.

The current proposal is materially larger than the scheme considered by the Planning Inspectorate. Whereas the earlier appeal proposal involved two traveller pitches, the present application seeks four pitches, each containing a static caravan and touring caravan together with two amenity buildings. This represents a substantial intensification of residential use on the land and would be expected to result in increased water consumption compared with the scheme that was dismissed on appeal.

Under the Conservation of Habitats and Species Regulations 2017 the council, as competent authority, must be certain that the proposal will not adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar site before planning permission can lawfully be granted. Given that the previous appeal relating to this site failed specifically because water neutrality had not been demonstrated, the council must be satisfied through an appropriate Habitats Regulations Assessment that the proposal will achieve water neutrality. In the absence of clear and robust evidence demonstrating this, the Habitats Regulations require that permission must be refused.

The planning statement places reliance on earlier planning decisions and on the existence of lawful equestrian development and hardstanding on the site. However, the existence of equestrian infrastructure does not remove the environmental constraints identified by the Planning Inspectorate. Residential occupation of four traveller pitches would introduce a materially greater level of domestic activity and water demand than equestrian use and therefore cannot reasonably rely on the existing lawful baseline to justify the increase in residential water consumption.

Furthermore, the proposal represents a clear intensification of activity on the site compared with the scheme previously considered by the Inspector. Doubling the number of pitches and introducing additional caravans and buildings would materially increase residential activity, vehicle movements and associated domestic infrastructure. The council should therefore carefully

consider whether the application represents a further stage in the incremental intensification of residential use of this rural site.

Finally, Fryern Park Road already experiences persistent surface water issues, with water frequently running along the carriageway and contributing to deterioration of the road surface. The application should therefore demonstrate through an appropriate drainage strategy that surface water runoff from the development will be properly managed and will not exacerbate existing drainage problems affecting the road.

In light of the dismissed appeal relating to this site, the increased scale of the current proposal, and the continuing environmental constraints associated with water neutrality and protected habitats, the application raises significant planning and legal issues. Unless it can clearly demonstrate that the matters identified in the Inspector's 2023 decision have been fully resolved, the application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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