[redacted]

59 Gorings Mead, Horsham, West Sussex, RH13 5BS
[redacted]

Horsham District Council
Planning Services
Albery House
Springfield Road
Horsham
RH12 2GB

4th November 2026

Dear Planning Department,

PLANNING APPLICATION COMMENTS [REF DC/26/1594]

Backgound:

I write as the occupier of 59 Gorings Mead, which sits immediately beside the gates to the YMCA Football Gound and were share access.

I objected to application DC/24/0048 on 6th February 2024 along with a significant number of my fellow residents. Application DC/24/0048 was retrospective: the site was already being used as a commercial car park prior to the application, so we knew many of the concerns and implications, which we tried to address in objections

> *Highway Access and Parking: as with previous applications for this site, neighbour's concerns have always been increased traffic on what is effectively a single carriageway, with a blind bend and narrow entrance/egress to the Brighton Road with restricted visibility splays. The Driveway is in almost constant use prior to 9am. Traditionally, the YMCA also allow use of the site by the Blood Donors, further increasing traffic.*
>
> *Timings: the car park has been used without consent for some time and is in use from 7am not 8am. Whilst the site has gates and locked out of hours, any one using the car park has the combination code and can use the parking whenever they wish.*
>
> *Privacy Light and Noise: First arrivals (7.00am) invariably leave their car doors open with radios blaring whilst they try to open the gates. Cars park alongside the fence bordering the YM and so have little/no privacy during the day.*
>
> *The Business Case as presented to the authority regarding Application for the new 4G Pitch identified how the Pitch was required to make the ground/club profitable. The Pitch has now been approved so the need for these additional revenue streams should be nullified.*

Despite the objection of local residents the application was approved with a number of conditions meant to appease and address our objections

Conditions to DC/24/0048:

1: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below. A standard Condition

2: The 50 spaces shall not be open for private car parking for local businesses
except between the hours of 08:00 to 18:00 Monday to Friday, with no parking for local businesses at weekends and on Bank Holidays.

> This condition has been breached regularly with Cars parking as early as 6:30am. (see later). Our objection in February 2024 identified this issue and it has never changed.

3:The use of the 50 spaces for private car parking for local businesses shall cease on or before 17 June 2026.

> This is the Condition which application DC/26/1594 seeks to remove. However, it expired on June 17th 2026. Any application to 'remove' it should have been submitted prior to that date: it is 'Out of Time'. Hence, as with standard planning procedure, a new application is required.
>
> Furthermore, since Condition expired in June 2026, the facility has been used without Planning Consent since and should be the subject of a Compliance Team investigation.

4.Details Condition: Within three months of the date of this permission, a Car Park Monitoring and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Monitoring and Management Plan shall include details of how the users of the car park are being recorded, what user details are being recorded, a copy of terms of use, how the car park is being monitored and how any breach of terms of use is being enforced. The use of the land shall be carried out in accordance with the Car Park Monitoring and Management Plan thereafter.

> This condition was discharged under DISC/25/0037 / Approval of details reserved by condition 4 to approved application DC/24/0048.

Increased Road Use:

The approval of DC/24/0048 has increased traffic flow on Gorings Mead significantly. It used to be primarily a private residential road with occasional evening and weekend use to access an amateur lower division football club for matches and training and for Blood Donors Services. Visitors to the club were minimal: mayb only Committee members with gates often closed. Now it forms an access road to a public Car park 5-days a week. Use is all day from 6:30am until, often, 10pm.

Whilst the Planning application states it is for commercial use only between 8am to 6pm daily, this overlaps with the Sites other uses: Blood Donors and as a football club so the site and, consequently, the road is in use all day. It should be noted that

Gorings Mead has controlled Street parking, so the ‘highway’ is effectively single track for most of its length with a ‘blind bend’ mid-way along.

Whilst, there is an ‘advisory’ 20mph limit: this is often exceeded by drivers accessing and exiting the Football club.

Monitoring:

Whilst I question the validity of application DC/26/1594, if it were it be allowed ‘retrospectively’, then the Council and Residents should be see the evidence of how traffic flow and movements to/from Car Park, particularly at ‘peak times’ has been monitored.

The information submitted and approved under DISC/25/0037 / Approval of details reserved by condition 4 to approved application DC/24/0048, stated how the car park is to be controlled and monitored: there is no reference as to how traffic flow is to be monitored at Peak Times. On the application form for DC/26/1594 the applicant states that ‘we have monitored the entrance to Gorings Mead at Peak times’. How has this been monitored and how is it recorded?

YMCA FC Staff and Officials are not ‘full time’, they are volunteers. There is no ‘Car parking attendant’ employed and so how can traffic flow and movements be monitored at Peak times? The Car park is unregulated in terms of when gates are opened/closed. I believe that anyone using the car park has access to the combination for the lock and can use the car park whenever they chose and do: often as early as 6:30am.

Conclusion:

Condition 3 of DC/24/0048 to which the application relates expired on June 17th 2026. Any application to remove it should have been submitted prior to the appointed date. I believe that the application is invalid and a new application along with supporting documentation must be submitted. There is clearly a procedural issue involved with its legal precedent.

If the Council decides that the application can proceed, then the applicant’s ‘traffic flow’ monitoring records, referred to on the application form, covering the period since approval was granted must be made available for comment before any new decision can be taken.

Therefore, if this application progresses, I object to the removal of condition 3 of DC/24/0048 and that the information currently provided with the application is insufficient to prove that a commercial parking use on this site is acceptable on a permanent basis.

Yours very sincerely

