From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 November 2026 16:45:59 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1471
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 20/11/2026 4:46 PM.

Application Summary

Address:	Land West Side of Tiptoe Sandgate Lane Storrington West Sussex
Proposal:	Erection of a detached chalet bungalow, associated access, car parking and landscaping.
Case Officer:	Sam Nye

Click for further information

Customer Details

Address:	Pine Rise Sandgate Lane Storrington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	Of prime relevance is that an application for a similar bungalow was made under DC/14/1150 and refused by Horsham District Council on 22 August 2014. The refusal recorded that "The site lies in a rural area, outside the limits of any existing town or village and the proposed residential development is not considered essential to this rural location

being unrelated to the needs of agriculture, forestry or the extraction of minerals, or disposal of waste" and would therefore conflict with paragraph 55 of the National Planning Policy Framework. The proposal, if permitted, would also consolidate an undesirable element of sporadic development in a rural area which would result in visual intrusion into the countryside to the detriment of the rural character of the area. The proposal is contrary to Policies CP1 and CP5 of the Horsham District Local Development Framework Core Strategy 2007 and Policies DC1, DC2 and DC15 of the Horsham District Local Development Framework General Development Control Policies 2007".

I acknowledge that I have not reviewed the Policies to check their current relevance but consider, in any event, the general reasons for the refusal by HDC still to be valid.

The refusal was appealed and following a site visit by a Planning Inspector on 27 January 2015 the appeal was dismissed on 18 February 2015.

The reasons given were detailed and extensive so not stated here but I consider to also remain valid and essential for the Case Officer to review.

The site has been identified as being outside the BUAB and although challenged at one stage and a suggestion subsequently made that there was an application that the BUAB be moved to include the site it was checked with HDC by residents and confirmed that no change had been made.

Any consideration of approval must take into account that the foul drainage refers to a cesspool which I consider inappropriate as although they can be permitted in new builds in England, it is only as a last resort when connecting to a public sewer or installing a septic tank or package sewage treatment plant is not reasonably practicable. I believe a recent new build on a nearby site was required to install something a far more sophisticated drainage option to be essential.

A soakaway beneath the driveway and close to the entrance is proposed for drainage but with flooding in the area requiring ongoing attention and water running down the slope in the lane, I consider a far more detailed drainage plan to be essential should approval be under consideration.

The road being private the cost of maintenance is borne by residents and is not inconsiderable. However the construction and other related site vehicles will significantly increase the damage and repairs needed to the road surface. I request that any consideration of approval takes into account the need for a management plan not only to apply to the site but also include

mitigate damage to the road surface, surrounding property and costs arising.

For the sake of good order I confirm that I have no disagreement with and fully support each of the comments and representations currently posted on the planning portal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council