

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 September 2026 15:41:10 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0826
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 01/09/2026 3:41 PM.

Application Summary

Address:	Toat Cafe Stane Street North Heath West Sussex RH20 1DN
Proposal:	Outline Planning Application for up to 93 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address:	Gorse Hill Batts Lane Pulborough
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	I object to application DC/26/0826 on the following material planning grounds: The development would cause significant harm to the setting of the South Downs National Park, contrary to the NPPF requirement to give great weight to conserving landscape and

scenic beauty.

The site is not sustainably located: it relies almost entirely on car travel, has poor pedestrian connectivity, and sits on a high-speed section of Stane Street with no safe walking route to Pulborough or the railway station.

The proposal introduces an urban housing estate and commercial uses into a rural area, resulting in unacceptable landscape and character impacts.

Highway safety concerns on Stane Street are not adequately addressed. The development would add substantial traffic to an already busy A-road with known safety issues.

The application provides insufficient ecological evidence, despite the site's proximity to the National Park and the presence of sensitive habitats.

The proposal is premature and conflicts with the emerging neighbourhood plan, which previously identified the site for employment use rather than major residential development.

The claimed housing-supply shortfall does not outweigh the significant adverse impacts identified above.

For these reasons, the proposal fails to meet NPPF tests for sustainable development and should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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