

Sent: 26 November 2025 17:55
To: Planning
Subject: Planning Proposals: DC/25/1727

Categories: Comments Received

Dear Planning Department / Emma Parkes,

I write as a resident of The Woodford, RH12 3XU, to formally lodge an objection to the proposal for six-pitch settled gypsy accommodation on the Long Wells Vineyard behind my home. I do so on the basis that the development conflicts with key planning policies and raises serious material concerns.

Policy and Planning-Based Grounds for Objection

1. Conflict with the Strategic and Environmental Aims of the Local Plan

The proposed development appears inconsistent with the strategic aims set out in the Horsham District Local Plan 2023–2040 (hereafter “the Local Plan”). The Local Plan seeks to allocate housing in a manner that balances “social, economic and environmental needs” of the District.

The Plan places strong emphasis on protecting the natural environment, biodiversity, and ensuring development takes place in areas identified as suitable via comprehensive assessment (site availability, landscape capacity, infrastructure, flood-risk, sustainability).

In my view, the proposed six-pitch settled gypsy accommodation development does not satisfy these requirements: there is no evidence that the land has been designated for this, that it has the infrastructure capacity, or that the development respects landscape capacity or environmental sensitivity.

2. Harm to Green Infrastructure, Landscape Character, and Local Amenity

Under Strategic Policy 27 – The Natural Environment and Landscape Character of the (previous) Local Plan, development must “conserve and, where appropriate, enhance” the character of the District’s landscape. It should only proceed in areas with “the greatest landscape capacity to accommodate development,” as identified by the relevant Landscape Capacity Assessment.

Furthermore, the district’s Strategic Policy 31 – Green Infrastructure and Biodiversity recognizes green spaces, woodlands, and undeveloped land as essential components of green infrastructure, providing ecosystem services (flood protection, biodiversity, recreation, natural habitat).

The land behind our home appears to perform precisely these functions: serving as green/open space which sustains local wildlife, helps regulate drainage, and contributes to the character and amenity value of the area. Building six homes would degrade that green infrastructure, reduce biodiversity, and harm the landscape character — contrary to these policies.

3. Material Considerations: Infrastructure, Access, Amenity, and Precedent

As is established under UK planning practice, issues such as increased traffic, road safety, drainage/water supply, impact on privacy and amenity of existing residents, loss of open space, and precedent for further development are all valid material considerations.

In this case:

- The local roads and access routes are narrow and already subject to congestion, making increased traffic and pedestrian safety a legitimate concern.
- The drainage, water supply and existing utilities might not be sufficient to support additional dwellings — especially in light of the obligations under the Local Plan for sustainable water use and environmental protections.
- The addition of multiple homes in a previously green / open area would erode privacy, light, outlook, and general amenity for existing residents.
- Approving this development could set a precedent for further inappropriate residential expansion — potentially undermining the district's overall planning strategy.

4. Prematurity / Speculative Development Risk, Given Emerging Local Plan Status

The Local Plan 2023–2040 has recently been submitted for examination and its adoption will provide the key framework against which all planning applications should be judged.

Given that the plan is not yet formally adopted, allowing speculative development now — especially on what appears to be undesignated greenfield / open land — risks undermining the integrity of the planning process and the long-term strategic planning framework.

Conclusion & Request

For the reasons above, I respectfully request that Horsham District Council refuses the planning application for six-pitch settled gypsy accommodation on the plot behind our house, on the grounds that it conflicts with the Local Plan's strategic and environmental policies, would materially harm green infrastructure, landscape character and residential amenity, and constitutes inappropriate speculative development.

I further request that the Council conducts a full, transparent assessment (landscape capacity, biodiversity, drainage/water, traffic/access) before even considering approval.

Please keep me informed of any decisions, revisions, or consultation on this application or related proposals.

Yours faithfully,

[Redacted Signature]

The Woodford, Warnham, RH12 3XU

[Redacted Address]