

Horsham District Council

Ref: 128/2025
Date: 15 May 2025

Dear Sir or Madam,

Horsham District Council Reference: DC/25/0657

Site Address: The Lamb Inn, Lambs Green, Rusper, RH12 4RG

We have been instructed by residents of Lambs Green to make representation in objection to the above planning application.

The Resident's grounds for objection are set out below:

Policy background

The Development Plan for Horsham District Council is the Horsham District Planning Framework (2015) (HDPF). The following policies are relevant for the proposed development:

- Policy 1 - Sustainable Development
- Policy 3 – Development Hierarchy
- Policy 15 - Housing Provision
- Policy 32 – The Quality of New Development
- Policy 33 – Development Principles
- Policy 34 - Heritage Assets and Managing Change within the Historic Environment
- Policy 41 – Parking
- Rusper Neighbourhood Plan

- Policy RUS3 – Design
- Policy RUS8 – Community Facilities

- Horsham District Local Plan (2023-40) (Regulation 19):
 - Policy 1 - Sustainable Development
 - Policy 2 - Development Hierarchy
 - Policy 9 - Water Neutrality
 - Policy 11 - Environmental Protection
 - Policy 13 - The Natural Environment and Landscape Character
 - Policy 14 - Countryside Protection
 - Policy 19 - Development Quality
 - Policy 20 - Development Principles
 - Policy 21 - Heritage Assets and Managing Change within the Historic Environment
 - Policy 24 - Sustainable Transport
 - Policy 25 - Parking
 - Policy 28 - Community Facilities, Leisure and Recreation
 - Policy 37 - Housing Provision
 - Policy 38 - Meeting Local Housing Needs

The following Policies of the HDPF are the most pertinent:

Policy 3 (Settlement Hierarchy) in the HDPF states *“Development will be permitted within towns and villages which have defined built up areas.”*

Policy 26 (Countryside Protection) states *“Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:*

1. *Support the needs of agriculture or forestry;*
2. *Enable the extraction of minerals or the disposal of waste;*
3. *Provide for quiet informal recreational use; or*
4. *Enable the sustainable development of rural areas.*

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside”

Policy 33 (Development Principles) states *“In order to conserve and enhance the natural and built environment developments shall be required to Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings”*

Policy 34 (Heritage Assets and Managing Change within the Historic Environment) states *“the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets”*

Planning History

The site has the following planning history which sets out the context of the use of the site.

A recent application (DC/24/0874) was approved for the change of use of the pub to residential and the erection of a two storey extension to provide 6no. flats.

Previously, an application (DC/23/0153) was approved for the conversion of the pub to 4no. flats.

Principle of Development

Previous applications have established the change of use of the pub and creation of a residential dwellings on the site. As such, planning permission has been approved for a total of 6no. residential dwellings.

The site lies outside of any defined built up area boundary and the relevant Policies 3 & 4 of the HDPF would resist development, due to being an unsustainable location.

However, the Council in their assessment of the proposed change of use to residential, consider the main building to have historic interest and is therefore described as a non-designated heritage asset. As such, therefore, seeking to secure its long term future and given the business is not viable, the proposed residential use was considered appropriate in this context.

It is noted that following the original application for the change of use of the pub to 4no. flats, the subsequent application which was approved for 6no. flats, also included a building within the car park for an additional 2no. residential units. This element was removed during the course of the application, due to concerns over the design and appearance of the building.

It is unclear why a further application has been submitted to include this building. Research shows that prior to the 2024 application, pre-application discussions were undertaken with the Council for the development of the site. These proposals as well as the change of use of the pub, included a new dwelling within the car park. The Council in their response raised concerns over the siting of a new building in this location, particularly given its proximity to the listed building of Woodreeves, which is located directly to the rear of the car park area.

Whilst, the conversion of the pub would secure the buildings future, given its status and being an unviable business, along with the improvement of the replacement of unsympathetic extensions, however the addition of two further dwellings results in 2no. new dwellings in a rural unsustainable location, clearly contrary to Policies 3 & 4 of the HDPF and the NPPF.

Impact upon the Listed Building

Policy 34 of the Horsham District Planning Framework states *“the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets”*

The Conservation Officer in their assessment of the previous application, raised no objection to the detached building, however this assessment is made on the historical context of the building and the proposed building considered to reflect a traditional building that have stood in this location.

Although the extensions to the rear of the pub building have been previously approved, it is considered the culmination of the additional built form, would have a detrimental impact upon the listed building, which is significantly greater than the previous pub extensions. It is understood that the approved extensions enable the removal of the unsympathetic additions and improve the appearance of the building. However, these extensions along with the proposed building would be considered to result in an inappropriate level of additional built form, which is harmful to the listed building of Woodreeves.

As such, it would be considered that the proposal would be contrary to Policy 34 of the HDPF and the NPPF.

Impact upon neighbour amenity

The proposed building, which would comprise 2no. residential dwellings, would be located in the former car park area of the pub, which lies to the north of the neighbouring dwelling of Woodreeves.

The proposed building would be located in close proximity to the adjoining boundary with Woodreeves. As such, the proposal would have a significant impact upon the occupants of Woodreeves by way of loss of light and overbearing impact, due to the proposed dwellings proximity to the adjoining boundary.

Further, the proposed dwellings would result in a total of 8no. dwellings along with 14no. parking spaces. In addition, the proposed dwellings would have an outside space, adjacent to the adjoining boundary. It is considered that the impact upon the occupants of the neighbouring dwelling would be significantly greater than the former use of the site as a pub, given the area adjacent to Woodreeves, was part of the car park and did not contain any buildings.

Therefore, it is clear that the proposal would have a detrimental impact upon the neighbouring dwelling of Woodreeves. The proposal is therefore contrary to Policy 33 of the HDPF and the NPPF.

Conclusion

It is acknowledged that an extant permission exists for the conversion of the existing building to residential use along with an extension to create a total of 6no. dwellings. It is therefore understood the reasoning to allow residential use in this location.

However, the proposed building comprising 2no. residential units is not the result of an unviable business or in a bid to save a non-designated heritage asset. It is merely a

The Lambs Inn

speculative opportunity for 2no. dwellings in a rural and unsustainable location with the addition of a new building.

The application site lies in an area comprising a small number of dwellings, located between two small villages, themselves with limited level of services and facilities. The Council in their assessment of both of the previous applications have stated “*Residential development here would not be sustainable and does not accord with the broad overall strategy for the location of development in the District*”.

Despite the Council's current lack of a five-year housing land supply, the proposed new dwellings cannot be considered sustainable. The development fails to adequately address key principles of sustainability, including access to essential services, public transport connectivity, and the protection of the local environment. The absence of a five-year supply does not automatically justify development that would result in long-term harm or undermine the objectives of sustainable growth. Therefore, the proposal remains unacceptable when assessed against the broader framework of sustainable development.

Therefore, it is clear the proposal would not result in a sustainable form of development and should not be assess in the same manner as the previous application in respect of the pub business and building. It is a standalone development for 2no. residential units, which is contrary to Policies 3 & 4 of the HDPF.

Therefore, for the reasons set out above, it is respectfully requested that the application is refused.

Your faithfully





The Lambs Inn

Doug Wright

WPS Planning