

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 May 2025 15:19:22 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0657  
**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 29/05/2025 3:19 PM.

### Application Summary

Address: The Lamb Inn Lambs Green Rusper West Sussex RH12 4RG

---

Proposal: Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

---

Case Officer: Kate Turner

---

[Click for further information](#)

### Customer Details

Address: Woodreeves Lambs Green HORSHAM

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Planning Application

---

Reasons for comment:

- Design
- Highway Access and Parking
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Many residents have previously objected to the proposal to develop 6 and 9 units on the site. There is no substantive difference between the current proposal to build a coach house with 2 units and the one for 3 units that was previously withdrawn

---

on advice from the Planning Officer.  
In summary, the objections include:

- 1 concentrating too high a proportion of the hamlet's housing onto one site, thereby dominating the existing building and attracting an abundance of noise and traffic to the site.
- 2 blocking the view of the listed building from the public highway.
- 3 blocking the view from the main bedroom and living room of the listed building.
- 4 having housing density appropriate for urban development, rather than the rural, setting the site is on.
- 5 the proposal is comparing the proposed use to use as a pub, whereas in fact the proposal should be assessed against the existing proposed use of the site as a 6 unit development for which it has consent.

I specifically take objection to a number of points contained in the Supporting Statement, as outlined below.

3.03 "Public transport is accessible within a 2 minute walk of the site." This is a reference to the bus stop. There is one bus per day in either direction, which means one cannot even get a return trip if going in one of those directions. I have never seen anyone use the bus in all my years living here. Residents are entirely reliant on cars for transport.

6.03 "The proposal ... has no demonstrative impact on adjoining properties or setting of the existing residential dwellings along both Lambs Green Lane." The proposal would block the views to and from the listed building to its rear. Lambs Green has 16 existing dwellings (including the Lamb). The proposal for 8 units would increase housing stock by 50% all concentrated in one site. This is not consistent with the existing nature of building in the hamlet and the over-development will concentrate noise and traffic in a manner that impacts on the neighbouring properties.

7.01 "The existing site currently consists of a gravel carpark, used for patrons of the public house, a beer garden...". The pub has been closed for 2 years. This proposal is to change existing approval for 15 car parking spaces for 6 flats into 14 car parking spaces for 8 flats through the addition of 2 flats. The impact of water usage/noise/road use etc should be assessed against the currently approved plans and the proposal to amend the approved plans.

7.05 "areas that are not proposed to have hard standing installed will be lawn." I cannot see any areas reserved for lawns on the plans. The proposal will only reduce the (already negligible) amount of lawn that could have been incorporated within the approved plans. The owner told me that there were never any plans to have gardens, so this proposal sounds disingenuous.

---

9.05 "Access to the site by bicycle will be promoted" There are no cycle lanes in the vicinity and Faygate Lane and Rusper Road to either end of Lambs Green are hazardous for walking and cycling, particularly during peak commuter times. Residents are reliant on cars. The spin that this rural development can accord with 20 minute city principles is hubris.

10.02 "the proposed coach house follows a similar character [to the listed building] .... its location on the site allows for a framed view of the listed building beyond." Put in more honest language, this would read, "the proposed motel-like structure jars badly with the character of the listed building .... Its location on the site will effectively block the view of the listed building from the public highway".

10.06 "It is generally considered that the proposal would not have a detrimental impact on the adjacent listed building." I assume that the general consensus referred to comprises people being paid to support the application. Amongst all of the residents I have spoken to, the 100% consensus is that the proposal will have a detrimental impact. As well as making the listed building barely visible from the public highway, it will block the views from the master bedroom and living room of the listed building to the field beyond the road and will deprive the ground floor of light.

12.04 "Patronage by future occupiers would offer additional support ... to sustain local services and facilities". The local facilities in Lambs Green comprise a once-a-day bus service and a telephone box that has been converted to a library. We are not even on mains sewage. People live in Lambs Green because they appreciate the countryside and are happy to live without general amenities. We do not want to be consumed by suburbia and this is reflected in the local plan.

12.07 "Finally the proposed scheme would provide much needed homes for families in a village setting, where they would be able to enjoy the wonderful rural environment provided by the South Downs National Park located to the north of the site, which is so important to families, and more especially to children today." The inaccuracy of this concluding piece de resistance shows how much weight should be attached to a lot of the aspirational language contained throughout the statement. Leaving aside the author's grasp of geography, they seem to have forgotten that this is an application to turn one car parking space into a 1-bed and a 2-bed flat. This is consistent with a strategy of bringing the countryside to everyone by building high density housing all over it, rather than the more accepted and successful principle of providing space for a garden to diminish and off-set the impact of building. Thankfully, high density rural housing is not a vision reflected in the local planning framework.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



---

**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton