

[REDACTED]
The Warren
Stane Street,
Pulborough RH20 1BL

Horsham District Council
Planning Department

By email to: planning@horsham.gov.uk

Date: 31 July 2025

Dear Sirs,

**RE: DC/25/0986 Land opposite Codmore Field House – Plot 3 Hill Farm Lane -
Erection of 1 detached self build custom uild dwelling**

This letter is written to object to the Application for planning permission referenced above which referred to as “the application” and “the site” on behalf of [REDACTED] as adjoining residential owners of house and land immediately to the south of the site.

We refer to the previous applications **DC23/1196** and **DC/22/1922** and our previous objection letters dated 7 July 2023 2 December 2022.

Whilst we have reviewed this new application for the construction of 1 dwelling we are concerned about allowing development outside the built up area boundary not only for this site but the precedent it will set for further applications along the Northern boundary of Hill Farm Lane.

Existing use. The site consists of rough pasture land which has not been put to any use, for a number of years (at least 10) save for in September 2020 when scrub and brambles were cleared from the land.

Access. The site has access from Hill Farm Lane to the southern easterly side of the site. The current access location does not appear on the sketch plan which shows a more centrally located entry which would require at the least an altered if not new vehicular access from Hill Farm Lane. Hill Farm Lane is a country lane which narrows nearing the site. Any access for the purposes of the application would lead to increased traffic, noise and pollution implications. We believe the narrowness of the lane, limited visibility, turning space and the intended vehicular access to and from the site which is on a steep slope and the impact of increased traffic will adversely affect the amenity of the area and country lane users – both vehicular, pedestrian and equestrian.

Trees / Hedges. There are trees within and adjoining the plot including on or about the boundary line of the site. On our land at the boundary line stands a eucalyptus / gum tree and an evergreen fir. The eucalyptus / gum tree, while ornamental is a feature in the landscape and their flowers are a valuable source of pollen / nectar for pollinators which includes our bees . We have a registered apiary, with currently 13 beehives on our land and an associated registered food business. We are concerned that the proposed planting on the northern boundary of the site falls within the tree root protection zones of our eucalyptus and the tree. We note the mitigation plans but are nevertheless concerned that our mature trees could be adversely impacted. We have already lost 1 eucalyptus within the last 2 years.

We are also concerned about the planting plans along the western boundary side of the site and potential damage to our water mains pipe. We have the benefit of an easement for our mains water, the supply, the pipe for which runs from the water main on Hill Farm Lane down the western side of the site and across our paddock then to our house. We are concerned that our water supply will be adversely affected by both the build process with excavations and terracing and planting along the western edge of the site.

Build / landscaping impact / Topography -

The extent of the proposals would require extensive restructuring / landscaping of the site with levelling and terracing. We are concerned about the stability of the land given the change of soil types over the site of greensand and clay and the potential for slippage / instability. We believe that the compaction of the soil, from the build and the combination of foundations and terracing even if permeable hardstanding together with the large tanks to be buried for water / sewage processing will reduce the permeability and saturation ability of the land thus increasing surface water run off from the site down the hill onto our land and driveway increasing saturation and the risk of flooding. There is no effective drainage for the run off due to the lie of the land between our laddock land our house and neighbouring land. There is a limited soakaway ditch which, due to the lie of the land does not have an outflow and this already overflows flooding our driveway during periods of heavy rain overspilling onto neighbouring land. Any development of the site would exacerbate this and our soakaway ditch will not cope with increased surface water arising from the development of the site.

Water neutrality statement – (WNS) / Flood Risk & Detriment to livestock

The detailed WNS refers rainwater and greywater collection and treatment with the installation of 2 large water tanks and treatment plant. While Hill Farm Lane is served by mains water to offset the water supply / balance neutrality it is proposed that water be delivered by way of a private water supply to be stored in underground tanks. The two underground tank will require a substantial displacement of earth on the land that would otherwise serve to absorb surface water, rain, ice, hail & snow and run off which in turn will lead to greater saturation of the land and greater run-off onto our land which sits directly below the site at the bottom of the hill.

Sewage – the application states the position as unknown. We do not believe a public sewer is available on Hill Farm Lane. In the event it were to be proposed to create a soakaway / percolated drainage field we object as this again will result in

increased water runoff onto our land given the site is on a steep hill and our land is at the bottom of the hill below will suffer from increased flooding as well as saturation of our land affecting its use.

The installation of a sewage treatment plant and drainage field system in another location along Hill Farm Lane has already resulted in greater saturation the area of land below resulting in wet and damp conditions throughout much of the year. As referred to above damp is a particular issue for bee hives and further saturation. Saturated and damp land presents a risk to our livestock. See below.

Livestock impact – Our apiary, currently with 13 beehives in our paddock directly below the site in question. The hives need to be on reasonably level and dry ground. Bees can be adversely affected by wet / damp conditions particularly in winter and this is of real concern to us as it will pose a risk to our bees survival coupled with risk of flooding. We also keep some chickens who would suffer from wet land conditions.

Planning history. We are aware of a very old application for planning in the 1990s which sought permission for 3 houses on the site. Ref PL27/90. We believe this was refused and that drainage issues were considered and raised as a concern by the previous owners of our land.

Community & Amenity

The site proposals would substantially alter community and the landscape from the relatively small built up area that is Codmore Hill into the surrounding countryside adversely affecting local amenity.

The proposed development would dominate the slope above us and overlook our land and adversely impact it's amenity and our use of it. We are particularly concerned about drainage, damp & flooding issues and the impact our use of our land, particularly our apiary.

The site is widely viewable from the north including from a public footpath north along the A29 that runs west along the edge of woodland.

We believe a site visit is essential and would welcome a visit to include our own property.

Yours faithfully,

