

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 March 2026 19:46:17 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0117
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 06/03/2026 7:46 PM.

Application Summary

Address: Malthouse Farm Malthouse Lane Ashington West Sussex RH20
3BU

Proposal: Conversion of existing garage into a one bedroom annexe.

Case Officer: Halima Chowdhury

[Click for further information](#)

Customer Details

Address: The Old Malthouse Malthouse Lane Ashington

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Trees and Landscaping

Comments: Please note I have continued concerns about the newly submitted application on this site in Malthouse Lane.

Firstly, as previously stated there remains the risk of flooding that it again poses to my property and those of my adjacent neighbours as we are situated lower down the lane to this

proposed development on what was a balancing pond filled in by the applicant.

Secondly, there is already recent over development in Malthouse Lane with 7 dwellings at Lodge Farm.

Thirdly, this is the applicant's third attempt to develop on this greenfield site, over developing and over balancing the infrastructure of this historic lane.

Previous applications by the applicant to develop a dwelling on this piece of countryside have been rejected.

It is now clear that the previous application for garage/storage - which was approved with the condition that it must not be made into accommodation (Regulatory condition 4 copied below)- was indeed only put forward by the applicant with a view to enable conversion/change of use to development of a dwelling on this site in the future, which is a concern I previously raised.

4 Regulatory Condition: The garage building hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Malthouse Farm, Malthouse Lane (as identified on the approved plans) and shall not be used as a separate unit of accommodation or commercial use.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

It is proposed on a greenfield site in a rural location outside of the boundary of the existing property.

It is also outside of the BUAB on an area not designated for development within HDPF as well as not being in the neighbourhood plan for Ashington.

Also, it should be noted the planned development is not aligned with the NHPlan spatial strategy.

The overall proposal is not essential as it should be noted also that

especially in relation to the risk of flooding that it poses to my property and those of my adjacent neighbours as we are situated lower down the lane to this proposed development. The development is planned on what was a balancing pond (until it was recently filled in by the applicant) to take the excess water run-off from the fields and local springs and heavy rains. There are issues/springs around the proposed site - less than 20m away and over the years the residents have diligently maintained the culverts to ensure the properties and road and A24 are kept safe from flash flooding in heavy rains.

These properties are very old with no foundations and there is again risk of damage with heavy transport with building materials going up the single track lane and having to wait outside my property when there is oncoming traffic.

There is no mains sewage past the properties lower down the

lane so the mains system would need to be upgraded to connect it or an alternative safe and eco- friendly mechanism installed, which as I know from experience of living here also can overflow (as happened to another property higher up the lane) in heavy rains and spill into the lane contaminating the environment and the natural stream that runs behind my property and eventually into the Adur.

The overall accommodation proposal on land outside of the main curtilage of the applicant's property will be over development, not in keeping and not essential and of continued great concern as it poses flooding risks to our properties which cannot be ignored and should therefore be rejected.

Kind regards

Telephone:

Email: 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 Chief Executive: Jane Eaton