

From: Planning
Sent: 22 October 2025 10:23
Subject: FW: RE: Comments on DC/25/1380

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Sent: 16 October 2025 09:10
To: Planning
Subject: Comments on DC/25/1380

[Demolition of detached 1 bedroom residential dwelling plus associated out buildings and replacement With 3 bedroom residential eco dwelling and garage](#)

Under DC/19/2452, permission was sought to convert an existing garage into a habitable living space.

Policy 28 of the HDPF supported the use of ancillary living accommodation but was against this being used as a separate unit of living.

The application was then approved, but with the condition that the accommodation would only be ancillary to Lancaster Cottage, and NOT be used as a separate unit of accommodation.

The applicant now seems to be stating that this is its own unit of accommodation under the name “Owl Lodge”, which goes against the Regulatory Condition 4 of DC/19/2452, and is contrary to Policies 26 and 33 of the HDPF 2015.

In addition to this, my previous comments regarding the erection of a 3 bedroom detached house outside of any settlement areas still remain, and are repeated below:

Horsham has defined a number of settlements within their local area, and categorised them in terms of the services they provide.

This list is viewable in the Horsham District Local Plan 2023-2040.

Littleworth has been granted the lowest form of classified settlement, with the category being reserved for “very small villages and hamlets”.

The site in question is not located within the main built up area of Littleworth, but rather 1km North.

A new build property will likely see a variety of occupants over time, ranging from the elderly, down to infants and children; especially as the proposed is a 3 bedroom home - which are normally utilised for multi generational use.

The site must therefore be suitable for that same range of occupants to live a normal life without dangers or isolation, and over their lifetime.

Realistically, this property / site will always be accessed by personal vehicles, but this option is not always available for elderly occupants or children.

Those unable to drive, due to medical conditions or age are considerably more vulnerable, and it is unrealistic for them to walk along a national speed limit road, without a pavement in order to access any form of public transport.

Partridge Green offers as Horsham defines a “modern level of services that provide some day-to-day needs for residents, but rely on smaller market towns to meet a number of their requirements.”

There are some limited shops in Partridge Green, plus a school, a post office.

The Partridge Green GP's Surgery closed last month (September 2025), and has been absorbed into Cowfold Medical Group Surgery (St Peters Close, Cowfold) being located further away than Partridge Green.

Although Partridge Green can be reached using footpaths, these offer a far from direct route - with the distance between the site and the small selection of shops in Partridge Green High Street taking 3.69km (2.291 miles) according to Plotaroute.

The following website details the PRow's: <https://footpathmap.co.uk/map/?zoom=14.8&lng=-0.30288&lat=50.97394>

The route that would be taken from Lancaster Cottage is showing as a red line, designating a footpath.

If someone is attending a doctors appointment due to feeling unwell, shopping for anything remotely heavy, or carrying books to school, it is not feasible for them to do a 7.38 km (4.5 mile) round trip on foot, using these footpaths.