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**From:** Planning@horsham.gov.uk  
**Sent:** 23 July 2025 11:51  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/0925

**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 23/07/2025 11:51 AM.

### Application Summary

|               |   |
|---------------|---|
| Address:      | Tisserand Farm Stane Street Billingshurst West Sussex RH14 9AE  |
| Proposal:     | Change of use to rear parcel of land and existing house. Erection of rear extension to existing commercial building and rear store extensions. (Retrospective). |
| Case Officer: | Steve Astles  |

[Click for further information](#)

### Customer Details

|          |  |
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| Address: | Tisserand Piggeries Stane Street Billingshurst |
|----------|--|

### Comments Details

|                      |   |
|----------------------|---|
| Commenter Type:      | Neighbour   |
| Stance:              | Customer objects to the Planning Application  |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>   |
| Comments:            | <p>Re DC/25/0925</p> <p>I object to this application. I believe that for clarity, it should refer to Tisserand Farm House; it is not a farm. Firstly, I object on the grounds of the work already carried out with no regard to planning rules or the harm caused to the environment.</p> <p>I find the information provided to be inconsistent and misleading. Although the application states that work started 1/1/25 the garden was completely decimated and the house gutted during 2024. All greenery and existing mature trees were cleared and burnt on site, smouldering for several weeks. The existing outbuildings, which contained asbestos, were cleared using diggers and trailers which may have contaminated the area. A part of the garden and the turning area for the house were concreted over and the area used to park plant</p> |

machinery and extend the existing workshop, changing residential land into commercial use without planning permission. The house is stated as being derelict but was gutted by the current owner whereas the sales details dated 5.9.23 (see attached PDF) state that the property needed modernisation, and show that the house was furnished and indeed lived in, although let go due to ill health of the previous owner.

The application states that there will be no gain, loss or change of use of residential units, but the proposal for the house is to reduce the number of bedrooms from four to two, these being for occasional use, and the ground floor of the house will be for commercial use. It also states that the proposal does not involve the carrying out of industrial or commercial activities, when it clearly does. There is also some confusion as to the current use of the site claiming both B1, being light industrial processes without causing significant disturbance, and B2, which I do not believe the existing permission allows. The movement of heavy plant is already noisy, with working hours seeming to start very early, with call outs sometimes occurring during the night.

Several mature oak trees were removed along the driveway, which were noted as being of local importance to the bat community in an ecological report from Lizard. SEE DC/21/1571 4.2.5 and 4.3.8, and also plan of land at bottom of document, showing line of oak trees on southern boundary. This has led to damage to my adjacent driveway verge and will only exacerbate the existing problem of flooding, as each oak tree can consume around 10,000 gallons of water annually.

What was the existing wildlife and biodiversity have been completely disregarded by carrying out the demolition before making any application. The Biodiversity Statement claims that no trees will be lost-as they have already been removed. It concludes the development will protect the current biodiversity that exists on the site- it has already been decimated with the intention of concreting the entire site.

The Design and Access Statement states the objective of maintaining the character of the area and the identity of the neighbourhood, and that the area is currently soft landscaped. None of the character of what is a rural/residential area has been maintained or will be improved by a house surrounded by concrete for the parking of heavy plant. They state that this is an opportunity to convert an existing derelict house without harm to the established character of the area- because the harm has already been done. The house is derelict because the current owner gutted it and bulldozed the garden. No new landscaping is proposed- just concrete. Parking for a four bedroomed house would normally allow for three parking spaces; this proposes to turn the entire area into parking for more large, heavy vehicles accessing a busy A29.

This proposal does not claim to increase employment, it reduces much needed residential housing and disregards National and HDC policies to protect or enhance the countryside, the natural environment or green infrastructure. It will bring heavy, noisy commercial activity closer to the homes in what is a rural/residential area and is out of character with the setting.

I would ask that this application is not permitted for the above reasons.

[REDACTED]

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**



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