HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Staalcot Farm, Stall House Lane, North Heath
DESCRIPTION:	
REFERENCE:	DC/24/0356
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION:	
MAIN COMMENTS: Dear Hannah, My view is not altered by the additional information provided in response to the reasons for refusal of application DC/23/2098. The supporting statement relies most readily on the visual impact of the proposed development. However, at the end of the Heritage impact section there is some concession that other impacts that dilute the rural character of the setting of the listed building such as increased perception of activity and noise associated with domestic life may result in harm. Exterior lighting, manicured property boundaries and edges and regular vehicle movements will dilute the rural character of the lane and the setting of the listed building. In my view, the level of this harm remains at the low end of less than substantial harm. If you conclude public benefit will arise from the implementation of the scheme please ensure this outweighs the harm as described in paragraph 208 of the NPPF. Regards, Seán	
ANY RECOMMENDED CONDITIONS: N/A	

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	25.03.24