

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 June 2026 09:56:40 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0766
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 10/06/2026 9:56 AM.

Application Summary

Address:	Town Barn Dragons Green Road Shipley West Sussex
Proposal:	Erection of 1no. self-build dwelling and conversion of existing barn to form home office. Construction of associated driveway.
Case Officer:	Jacques Burrowes

[Click for further information](#)

Customer Details

Address: Dawtreys Bracken Lane Storrington Pulborough West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	At the meeting of Shipley PC held on 9th June 2026, Members voted to OBJECT to this application. The view from Members is that this is a speculative development of the type the Parish Council is currently trying to prevent in other areas of the Parish. The application is using the presence & possible conversion of the barn (which is unlisted but was granted

unimplemented planning permission in 2020 for conversion into a 2-bed dwelling) to gain permission for a new substantial dwelling on a green field site in open countryside.

The site lies 1 mile north of the unclassified settlement of Dragons Green and 2 miles south of Southwater, is outside of and does not adjoin any settlement boundary, there is no evidence given that the proposed dwelling is essential to its location, it is situated in one of the most peaceful & unspoilt areas of the Parish, in an isolated and what is in a very beautiful field in open countryside containing several mature oak trees which was until very recently used for grazing.

The application conflicts with Policies 2,3,4,& 26 of the current Horsham District Planning Framework.

It also conflicts with the objectives of the Shipley Neighbourhood Plan in particular (a) Policies HD1 - the siting of new Housing Development, and (b) HD2 Housing Mix - which states the need to rebalance the mix with an emphasis on the local need for smaller and more affordable homes, which this application for a substantial 4-bedroom house does not fulfil.

The stated objective of the NHP is to maintain the rural setting of the Parish which 'should be reflected in any future development proposals'

Access to the site is off an unlit, narrow & winding single carriageway country lane, there is no public transport in the vicinity, and the occupants would be wholly reliant on private car transport to meet their daily needs.

There would be very limited, if any, enhancements of community facilities & services from this application if allowed.

To site a substantial dwelling in that field with a driveway across it would be in complete conflict with the Parish objectives, which are to preserve the remaining most rural and attractive areas of countryside in the Parish.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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aton