From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 June 2025 10:58:37 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0818
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 05/06/2025 10:58 AM.

Application Summary

Address:	The Haven House Sedgwick Lane Horsham West Sussex RH13 6QE
Proposal:	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Nuthurst Parish Council PO BOX 1098 Horsham

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	The council strongly objects to this planning application. DC/25/0211 Application decided and refused as it was not the same size. They stated it was a mistake and have now resubmitted.

The NPC recommended refusal and basically nothing has changed apart from the above.

There are no two issues:
1 The application
2 The fact they have started some works and destroyed the hedgerow and erected a fence without proper investigations into the environmental and wildlife aspects. This was raised as an enforcement EN/25/0173 but been looked at and there is no breach. The problem is HDC wont look at the environment and wildlife impact only if it breaches planning. The ecology report clearly mentions the importance of maintaining the hedgerow, but this has already been removed in places.

APPLICATION

The Parish Council resolved to strongly object to this application. In the event that the officers are minded to propose the acceptance of this application, Nuthurst Parish Council would ask for it to go to full committee and that the Parish Council will registered their attendance to speak to their objections at the meeting.

The proposed development is located outside the built-up boundary, in the countryside, in an unsustainable rural location and not allocated on the Nuthurst Neighbourhood plan NNP (Policy 1).
With no local facilities. Public services, buses, etc this development we feel fails on sustainability grounds. No proper considerations have been made for water neutrality.

It is not required or identified in the Nuthurst Neighbourhood Plan (NNP),

The use of the bridle path is contrary to NNP4.2 which is to maintain, protect and enhance public footpaths and bridleways. There is no reference as to ownership of the bridleway and agreement in principle for it to be used as an access road to residential accommodation. The bridlepath is lined with trees and hedgerow identified as potentially having protected wildlife. The development itself virtually on the bridle path with little/no buffer between the two.

In addition to not meeting the requirements of the NNP the development would be contrary to 1,2,3,4,26 of the HDPF 2015.

We would question the suitability of the barn for conversion. Looking at the condition of the building and structure along with the materials (asbestos) it would appear to be a demolition and rebuild not a conversion.

There are several 'agricultural' buildings with only one being taken

into consideration. We are unable to verify that these have been used for agricultural purposes for some considerable time, and particularly the barn under the requested application. We therefore believe that the barn does not meet the criterion laid down for change of use to Class C3

The ecology report suggests the presence of Barn owls, bats, hedgehogs and a plethora of other wildlife and plants. This wildlife has also been observed by locals including the presence of dormice. We understand the owner has also posted photographs of the owls on social media More investigation and surveys are suggested before this application can be properly assessed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council