From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 March 2025 23:56:25 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0211
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 05/03/2025 11:56 PM.

Application Summary

Address:	The Haven House Sedgwick Lane Horsham West Sussex RH13 6QE
Proposal:	Prior Notification for Change of Use of existing agricultural building to Class C3 dwellinghouse with associated building works to undertake proposed conversion.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Garstan Sedgwick Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	This is proposed development is outside the existing built up residential boundary resulting in a blight on the rural nature of the area. The site is behind a defined row of existing dwellings. There is a concern that by granting permission for this, it will lead to an escalation of applications for residential conversions. This site

was not included for development in the Nuthurst neighbourhood plan which identified suitable sites for the full allocation of housing until 2031. This is back land development. Such a site was pulled from the neighbourhood plan for this reason.

The site sits behind the row of existing residential properties in land which up until a few years ago was used as grazing land.

It is questionable that the current structure is indeed suitable for residential conversion. Can we be assured that if there is any doubt at all that this can be suitably converted the applicant will have to submit a structural survey and/or method statement setting out how it is intended to convert the building without significant extension and/or rebuilding as set out by Horsham District Council guidance for barn conversions.

The garden area for this dwelling seems to be unnecessarily large. HDC's guidance for barn conversions states, 'However well a scheme for conversion is carried out in terms of the preservation of the character of the building, the creation of a residential curtilage can significantly harm the rural setting of the building. As a general rule, the residential curtilage should be kept small and adjacent to the building using existing hardstanding areas around buildings. Garaging and storage provision should be made within existing outbuildings and we will normally impose conditions removing permitted development rights for ancillary buildings such as additional garages, sheds and other outbuildings.'
The boundary for this plan is not small and exceeds the area around the building.
It has been noted that the ecological report was carried out during the winter months and during daylight hours. This obviously reduces the likelihood of spotting the presence of wildlife such as owls, dormice, bats and swallows due to migration, hibernation and nocturnal habits. Can we be assured that further investigation at a more appropriate time will be carried?
Access to the site is via an unmade lane known locally as Buckley Lane. Where this lane abuts the highway there is quite an incline which can hinder access. This lane has previously had light usage. With the increase of traffic one might expect from a four bedroomed house, there is concern that the condition of this unmade lane will deteriorate. The Nuthurst parish plan stipulates in its objectives and measures that it will 'maintain, protect and enhance public footpaths and bridleways'.
Due to the rural locality, the lane is totally inappropriate to tarmac or other form of hard surface. This would have an unacceptable, urbanising impact on the rural character of the area. This could also lead to flooding issues as rainwater runs off the highway at this point.
This is not a sustainable location, residents of the dwelling would be totally reliant on motor vehicles as there is no public transport locally.
There is misleading information given on the supporting

statement. It says that this land and building has been in continuous agricultural use since it was built. This is simply not true. The current owners have never used it for agricultural use. The last time the barn was used for agricultural use was prior to the Covid lockdown when there were horses stabled there.
How does the developer propose to access the land to the east of the proposed development outlined in blue on the application? The plans show that this land would be isolated and has no access as there is no gateway from the bridle path. Additionally, one questions the future plans for the remaining farmland which will have been reduced in size and the remaining barn?

This application is from a Housey Propery Limited not from a resident of this parish. The farmland was purchased by this property development company in the last two years and no attempt has been made during that time to use the land for agricultural or equestrian purposes. Are we to assume that we are now going to surrender our rural parish to speculative developers.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





PLEASE NOTE: We have moved, please see the new Council address below.
Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton