From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 March 2025 22:36:51 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0219
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 10:36 PM.

Application Summary

Address:	Wychwood Barns Wychwood Lane Brighton Road Shermanbury West Sussex
Proposal:	Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 2no dwellinghouses.
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	Wychwood Barn Wychwood Lane shermanbury

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	We would like to draw HDC's attention to the following aspects which we believe are problematic and need to be taken into account when considering the application: 1. Appleton Town Planning's Location & Block Plan carefully names and points out the location of every other residence in the locality, but once again omits our house which is closest to the access route to the development and would be most impacted by

the construction. This omission means that the planning officers have not been equipped with the full details of the impacts of the proposed development and which presumably Appleton have also not taken into account.

2. Wychwood Lane itself is a narrow, unadopted Lane with a width of approximately 3 metres on the approach to the barns within the proposed development. This is considerably narrower than the Highways Agency recommendations for a road, making it unsuitable for heavy plant that would be required to demolish and then construct the new properties. Provision cannot be made for turning and maneuvering of plant in such a restricted area.

3. All of the houses in Wychwood Lane have covenants preventing parking in the lane itself, so all residents have to park cars on their own property. As the majority of Wychwood Lane is a single-track road, this is a necessity to allow passing places and safe passage for vehicles and pedestrians. Tradespeople and delivery drivers would therefore be unable to park on the lane, It is not clear how the applicants propose to provide parking facilities for all of the vehicles that would need to remain on-site during the day.

4. In addition, Public Footpath 2374 runs the length of Wychwood Lane and as such has stringent restrictions around:
a. Providing safe and uninterrupted access along the length of Wychwood Lane
b. Not obstructing access to the PROW by vehicles, plant or the temporary storage of equipment or materials
c. Erection of new fencing along the development
d. Health and Safety considerations for users of the PROW

5. No mention in the application is made to the connection to services.
a. We understand that the properties will not be connected to mains sewerage, and are concerned that this will place increased burden on the environment, in an area on the edge of the Adur floodplain, and require assurance that overspill onto adjoining properties will not be allowed to take place. We note that after 3 years a solution to water neutrality within the development has still not been established (hence this application to extend)
b. We wish to understand how mains electric or water supply will be provided - especially given the previous refusal of Wychwood Lane Ltd (the owners of Wychwood Lane) to allow the excavation of the Lane for other property owners, in acknowledgement of the limitations associated with altering the surface of a PROW
c. No mention is made in the application of the impacts on the PROW of surface water draining from the development. It should be noted that the PROW already suffers from poor drainage and this development will cause an additional burden on this public right of way.

6. We note that the Bat and Owl survey has not been updated and is now 6 years old. As a resident it is clear that both bats and owls are now certainly in close proximity of the development, something that an updated study would reveal.

6. Wychwood Lane is a small community of 13 houses in a very rural setting. It lies well outside any built-up area boundary. Horsham District Planning Framework Policy 4 indicates that in such areas, expansion of settlements can only be supported where five criteria are met. In this case, the proposal fails as the site is not allocated in the local plan or the neighbourhood plan. It doesn't adjoin a settlement edge. The proposed dwelling would be built purely for profit - it does not meet an identified local need.

If planning permission were to be granted/extended, then we seek assurance that, due to the proximity of the development to neighbouring properties, the rural location and the nature of the proposed access route, rigorous enforcement of such matters as the hours of construction, vehicle movements etc will be maintained.
Kind regards

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