

From: Planning@horsham.gov.uk
Sent: 03 July 2026 14:10
To: Planning
Subject: Comments for Planning Application DC/26/0937
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 03/07/2026 2:09 PM.

Application Summary

Address:	Venters East Street Rusper Horsham West Sussex RH12 4RH
Proposal:	Permission in Principle for the conversion of an existing building to form 1no dwelling.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Hunter's End Venter's Place, East Streer Rusper
----------	---

Comments Details

Commenter Type:	Neighbour
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:	OBJECTION TO PLANNING APPLICATION DC/26/0937 Permission in Principle for conversion of existing building to form 1 no. dwelling Venters, East Street, Rusper, Horsham, West Sussex RH12 4RH Who I am and why this matters to me I have lived at this address for nearly 20 years. During that time, I have come to value the quiet, rural character of this area deeply. Our community consists of five properties set amongst mature trees, all sharing a single access drive. We are surrounded by farmland and open countryside, with good spacing between homes. This is the whole reason I-and my neighbours-chose to live here. This application threatens to fundamentally change that character. It is not a minor infill development. It would destroy an established green space-a tennis court-that forms an integral

part of the Venters estate's heritage setting and landscape. Once approved, this application will set a precedent that could open the door to further development across this protected, historic land.

Heritage Impact and Setting Harm

Venters is a Grade II listed building dating back to the 1600s. The site sits within its historic curtilage and setting, alongside other listed properties including Little Venters and Beaumont Place. These buildings are not isolated structures—they are part of a carefully composed historic landscape, where the open space and mature trees form an essential component of their heritage significance.

The current application misrepresents the land as "previously developed", which is factually incorrect. This has been a garden and green space for centuries. It has never been developed as residential land. Converting it to a dwelling would:

- Permanently sever a significant portion of the heritage asset's original curtilage

- Destroy the open character that is essential to understanding the historic significance of the site

- Damage the visual approach to this historic cluster of buildings, which is prominently visible from neighbouring properties and the Public Right of Way

- Cause irreversible harm to the established heritage landscape that cannot be mitigated or reversed

This directly conflicts with the statutory duty to preserve or enhance the setting of listed buildings, and breaches both the National Planning Policy Framework and local heritage protection policies.

Highway Access and Safety Concerns

All five properties in this cluster rely on a single, narrow private driveway for access. This is not a modern road designed for shared access. It is an established private drive, and it is already struggling under current use.

The drive shows visible signs of structural degradation—multiple potholes and deterioration that would worsen significantly during construction. Heavy vehicles would cause serious damage to this essential access route, which is the only way in and out for emergency services as well as residents.

Adding a sixth dwelling would:

- Create unacceptable traffic conflict on a single-lane access point

- Risk total structural failure during construction, cutting off access for all residents

- Permanently increase traffic risk for residents and emergency service access

- Require installing new utility lines beneath a failing driveway, creating further structural risk

Design and Overdevelopment

This application describes itself as "modest", but the actual footprint is disproportionately large for this constrained site. It would be the sixth dwelling crowded into a small cluster already at capacity.

The site simply cannot absorb another home. This level of intensification would:

- Destroy the low-density, peaceful character that defines this enclave

- Eliminate essential green visual breaks between existing properties

- Introduce a footprint that violates the established architectural hierarchy and spatial balance of the area

- Damage the historic outlook currently enjoyed from neighbouring properties

Loss of Trees and Habitat

The development requires removal of established mature trees that provide critical visual screening and have existed for generations as part of the heritage landscape. These trees are not merely aesthetic—they:

- Provide public amenity value and contribute to the character of the historic setting

- Create essential habitats for local wildlife and protected species

- Support biodiversity corridors that depend on this rural location

- Heavy machinery and excavation pose serious risks to the Root Protection Areas of retained trees, which could result in delayed but fatal damage to trees that have stood for centuries.

Privacy, Amenity and Community Disturbance

The scale and proximity of this development would unacceptably compromise privacy and quiet enjoyment for existing residents. The close boundary proximity and intense use of a new

dwelling would introduce:

Increased vehicle movements and visitor traffic in a historically quiet area
Elevated noise and disturbance from ongoing residential activity, deliveries, and maintenance
Loss of daylight and overshadowing due to the narrow nature of the plot
Loss of the quiet enjoyment and sense of privacy that we have enjoyed for two decades

Infrastructure and Drainage

The local drainage and utility networks are already at maximum capacity. Adding another residential connection would require extensive work and pose serious risks:

The driveway cannot withstand simultaneous installation of new utilities without suffering total structural failure

There is significant risk of drainage backups affecting existing properties if this new connection is made without proper mitigation

Capacity constraints mean the infrastructure simply cannot support an additional dwelling responsibly

Conclusion

This application seeks to exploit a brief window of opportunity-the sale of Venters-to secure consent for overdevelopment of heritage land during a transitional period. If approved, it will set a permanent, damaging precedent for further development across this protected historic site.

The proposed development is unsustainable. It causes demonstrable and irreversible harm to:

The heritage significance of Grade II listed properties and their historic settings

The character, amenity, and quality of life in this rural community

Highway safety and existing access routes

Biodiversity, established trees, and natural habitats

For these reasons, I strongly urge Horsham District Council to refuse this application. This is not the right place for residential development, and the harms far outweigh any potential benefit.

Yours faithfully,

[Redacted Signature]

Hunter's End, East Street, Rusper, RH124RH
3rd July 2026

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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