From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 December 2024 22:04:08 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1711
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 03/12/2024 10:03 PM.

Application Summary

Address:	Oakridge House The Street Thakeham Pulborough West Sussex RH20 3EP
Proposal:	Prior Notification for Change of Use and extension of an Agricultural Building to 1no dwellinghouse (C3 Use Class).
Case Officer:	Alice Johnson

Click for further information

Customer Details

Address:	The Old Rectory The Street Thakeham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other
Comments:	I object to this application. I am the applicant's neighbour and live in the other semi detached house. We also own the neighbouring field. Both fields are in the countryside: ours is rented by a local farmer for growing maize, our neighbour uses theirs for grazing their horses. for their

personal enjoyment. Whilst both fields are in the countryside and are used for agricultural purposes, neither can be said to be farms. This therefore excludes the site from being considered under Class Q regulations.

The existing barn was built in 2020 (DC/24/1928). The application does not explain whether the horses will still graze and if so where hay and equipment will be stored inviting the question as to whether an application for a new barn will be submitted. Is the existing barn now redundant?

Impact on amenities of neighbouring properties
It is stated that there are no neighbouring properties but this is incorrect as we live in one and Gran Cottage is another and as mentioned above, we and the applicant share the house. The back of the property has a very open aspect with views across the fields up to the ridge in the north. The western boundary (roadside) is treelined. The proposed house would therefore be very visible as the barn is now. The barn at least relates to its location ie it is for storage of hay. A house here would seem out of place as it is isolated from the building line and built up area of The Street and would be an example of sporadic development in the countryside which Thakeham's Neighbourhood Plan (TNP), Horsham's Local Plan and The NPPF all seek to avoid.

The planning statement does not mention that the proposed site is very visible from the public footpath which runs along the boundary between our gardens and the fields. (it begins at the start of Bramble Lane opposite the church and exits onto Duke's Hill). Users of the footpath all enjoy these wide open and uninterrupted views of the countryside to the north (as mentioned above).

This boundary is also the boundary of the Conservation Area (CA) of The Street. The Local Plan and TNP both seek to uphold the integrity of this area, part of which is to conserve views in and out of the CA. The proposed house would be highly visible. from the footpath and would be a glaring example of inappropriate development.

The proposed design for the house seems to exceed Class Q regulations in that it is two story and exceeds the original footprint. It would also not be in keeping with the traditional house of the CA of which Oakridge House, The Old Rectory and Grans Cottage are all examples. Class Q was intended to support farm diversification by allowing suitable and redundant farm buildings conversion into residences - the applicant's property is not a farm and the barn has become redundant after an unacceptably short period of time. The intention of Class Q was not to encourage the erection of new agricultural buildings for speedy conversion to residential use.

Mention should also be made of TNP. In order to protect Thakeham's CA and this much loved stretch of the parish's countryside, an Article 4 directive was placed on land to the north of this site when it was subdivided and sold off in small plots. The amenity of this area was considered to be under significant threat from inappropriate development. The directive was not extended to cover the applicant's land or ours as further subdivision, enclosure and inappropriate development was not considered likely to be our aim and the amenity of this area was not therefore likely to be under significant threat.. TPC and HDC have endeavoured to prevent homes being built in this area and to permit this application would undermine past and future efforts to protect the special landscape character of the area.

Relevant TNP policies are:
Policy 8 Subdivision of agricultural land
Policy 9 Development in the countryside
Relevant points in this policy with regard to this application are - the need to refer to the Parish's Design Statement; confining farm development to the area of farm buildings; prevent conversion of isolated buildings of no merit (this in particular applies to this application)
Policy 10 Green Infrastructure and Valued Landscapes - aims to protect public rights of way and their settings.
Policy 14 Soils. Avoiding development on good grade agricultural soils. The application site is on greensand, good quality agricultural soil.
Water neutrality is an important issue to consider in applications for new housing. Water used for the wellbeing of 2-4 horses is minimal, a trough. A new house even with the benefit of the latest water saving gadgets, will use considerably more water. This cannot be offset by the introduction of water saving aglets into a nearby house whose number of inhabitants and their visitors with accompanying water usage cannot be controlled by the local planning authority. The only control that can be exerted is to refuse new housing applications until the supply of water is increased

I have concerns about the accuracy of the figures used to calculate future water usage and the viability of offsetting against the applicants' own water usage savings. Clearly the water requirements of a new household will be considerably more that providing water in a trough for 2-4 horses.

Access to Duke's Hill is on a stretch of road with difficult visibility due to its ups and downs and many bends. Vehicular movements for a household will be frequent compared with occasional for access to the field for the care of horses (the field also has access from the applicants property).

Kind regards