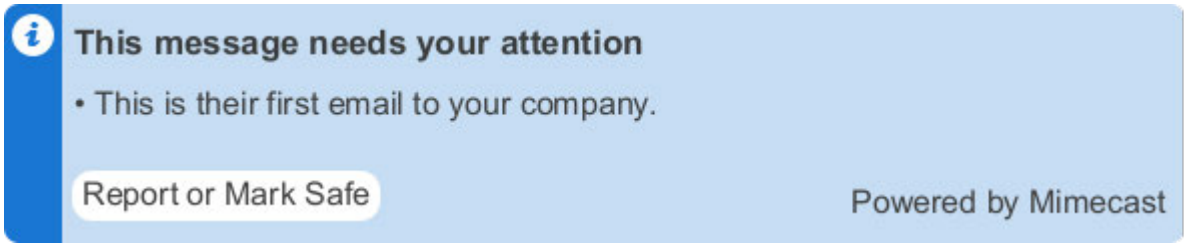
[redacted]

From: [redacted]
Sent: 20 October 2026 21:12
To: Planning
Subject: Re: Application DC/26/1531 – Highlands House, Dorking Road, Warnham, West Sussex - Application for a Lawful Development Certificate (Existing): Continuous use of an outbuilding as a store/workshop

Categories: Comments Received



For the attention of **Daniel Holmes**, Case Officer,
Horsham District Council

Re: Application DC/26/1531 – Highlands House, Dorking Road, Warnham, West Sussex
Application for a Lawful Development Certificate (Existing): Continuous use of an outbuilding as a store/workshop

Dear Mr Holmes,

Thank you for your letter dated 13th October 2026 inviting local residents to provide information in connection with the above application.

I am writing to raise concerns based on my local knowledge of the site, particularly regarding the history and construction of the building, the claimed continuous use as a store/workshop, and the potential impact of artificial lighting on the wildlife in my garden and the surrounding area.

1. The history and construction of the building

I have lived at Lynton for 43 years and have considerable knowledge of the site and its surroundings. To the best of my knowledge and recollection, there was no building at this location before the current structure began to be erected. The structure appears to have been built gradually over approximately the past two to three years.

I am therefore concerned about the history of the building and the basis on which the application describes it as an existing outbuilding.

I respectfully ask the Council to investigate when the building was first constructed and establish whether the structure now on site is the same building, in substantially the same form, as that which the applicant claims has been in existence and use during the relevant period.

I also ask the Council to distinguish clearly between the age of the physical structure and the duration of any use of it as a store/workshop. The existence of a building does not, in itself, establish that it has been continuously used for the purpose described in the application.

2. The claimed continuous use as a store/workshop

I understand that the purpose of this application is to establish the lawfulness of the continuous use of the outbuilding as a store/workshop.

I ask the Council to examine carefully the evidence submitted by the applicant to establish when this use began, whether it has continued throughout the relevant period, and precisely what activities have taken place within the building.

Given my concerns about the relatively recent construction of the structure, I believe it is important that the Council does not assume that the claimed use has existed for the necessary period simply because the building is now present on the site.

I respectfully request that the application be assessed against clear, dated and verifiable evidence, including relevant historic aerial photographs, photographs of the site, records of construction and evidence demonstrating the actual use of the building over time.

3. Artificial lighting and the impact on wildlife

I am particularly concerned about the artificial lighting associated with the building and its potential impact on the surrounding environment.
Glow worms are present in my garden, and I am concerned that artificial lighting from the site may interfere with their natural behaviour, particularly their use of bioluminescence to attract mates. Artificial light can disrupt the natural darkness on which these insects depend, and I believe the potential consequences for their continued presence in the area deserve proper consideration.

My garden and the surrounding area also support a wide range of wildlife, including deer, foxes, hedgehogs, owls and buzzards. There is a delicate ecological balance in this area which, until now, has generally remained undisturbed. I am concerned that increased artificial lighting could disturb this wildlife and adversely affect the natural character of the surroundings.

I therefore ask the Council to consider the extent of light emitted from the building, including its intensity, direction, duration and hours of operation, as well as light spill into neighbouring gardens and areas of vegetation that may provide habitat for wildlife.

I would also ask the Council to consider whether an ecological assessment or specialist lighting assessment is necessary to establish the potential effects on glow worms and other wildlife.

I appreciate that the present application concerns a Lawful Development Certificate rather than a conventional planning application for new development. Nevertheless, I would be grateful if these environmental concerns could be formally recorded and referred to the appropriate planning or environmental officer if they fall outside the scope of the current application.

If necessary, I would welcome advice on the appropriate procedure for raising a separate concern about the lighting and its potential impact on wildlife.

4. Request for careful examination of the evidence

In view of the above, I respectfully ask the Council to:

- Verify the history and approximate date of construction of the building.
- Examine whether the applicant has adequately demonstrated the claimed continuous use as a store/workshop for the relevant period.
- Consider my observations, based on 43 years of local knowledge, alongside the applicant's evidence and any other available records.
- Ensure that any certificate granted accurately identifies the building and the precise use that has been established as lawful.
- Record my concerns regarding artificial lighting and its potential effects on glow worms and other wildlife, and advise whether these concerns require separate consideration.

If you review the link to the Woodland Trust site and go to the Ancient Tree Inventory adding a search on postcode RH12 3RZ, you will be able to see more clearly the site as I remember it before these changes.
Tree Search - Ancient Tree Inventory

I am providing this information in good faith to assist the Council in reaching an accurate and properly evidenced decision. I appreciate the opportunity to contribute my local knowledge and respectfully ask that these observations be taken into account before the application is determined.

Please confirm receipt of my response and let me know if any further information would assist your investigation.

Yours faithfully,

[redacted]
Lynton
Dorking Road
Warnham
Horsham
West Sussex
RH12 3RZ

[redacted]

20th October 2026