From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 November 2024 18:46:53 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1681
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 21/11/2024 6:46 PM.

Application Summary

Address:	Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex RH20 2HS
Proposal:	Prior Notification for Change of Use from an Agricultural Building to 2no dwellinghouse (C3 Use Class).
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address: Timber Cottage Nutbourne Lane Nutbourne Pulborough West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	We object and fully support the submissions made by Upper Nash Farm, The Stables and The Granary. In addition, we have the following comments: Class Q According to Horsham District Council's website the criteria to

meet Class Q application for a building to be eligible for Class Q planning permission, the site must have been used for agricultural purposes immediately before the application for change of use. The definition of agricultural is: "a site which formed part of a mixed use of agriculture and (non-agricultural) equestrian uses, or agricultural activities which do not form a trade or business (in the manner of 'hobby farming'), would not benefit from the permitted change of use".

We do not believe that the 'agricultural activity' at Nash Manor, ie. rewilding, as stated on the signage around the property, falls into the category of agricultural activity, but appears more a 'hobby'.

The criteria also states that the cumulative floor space of an existing building or buildings must not exceed 450 square metres. Which is why we now see an application for two dwellings rather than the one that was previously applied for and declined, in Planning Application DC/21/2854.

Finally, within the Class Q planning permission the cumulative number of separate dwelling houses developed under Class Q must not exceed three. There are already three dwellings on this site, this would make five in total if this application were approved. We believe two of the properties are currently rented out.

Design & Light Pollution
The outline plans show numerous full length windows and roof lights and this would have a detrimental impact on a 'dark skies' area, causing considerable light pollution. Also, it is very difficult to make a judgement on the design of the proposed development because the plans do not show any of the landscaping, gardens, fencing etc. This is a very important element of the proposal because:
1. Impact of the proposed development on the footpath FP2336
2.Impact of urban style fencing to delineate the two dwellings
Since the 're-wilding' of the site miles of additional fencing has been added to the site, none of which protects the footpath that crosses the land. Plus an additional three gates have been added to the two original access points along the footpath.

Already the property feels like it is over-developed and that it is being prepared for additional dwellings. The approval of two additional residential units would surely see the loss of this site for agricultural purposes in the future.

Kind regards