From: Planning@horsham.gov.uk
Sent: 01 February 2025 18:37
To: Planning
Subject: Comments for Planning Application DC/24/1335

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 01/02/2025 6:36 PM.

Application Summary

Address:	Patmans Farm Billingshurst Road Coolham Horsham West Sussex RH13 8QN
Proposal:	The change of use of agricultural land for the exercising of dogs together with the installation of perimeter fencing, pathways and associated parking.
Case Officer:	Shazia Penne

Click for further information

Customer Details

Address:	Thornhill Stables Coolham Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	As a resident in direct proximity (40 metres) to the proposed change of use, I strongly object to the proposed application for the following reasons:- Lack or privacy and diminution in amenity: The boundary fence of the proposed change of use is a very short distance of 40 metres from our back garden. We have an open plan house [redacted]. This is not just a lack of privacy this is a flagrant invasion of our privacy which would damage our amenity and lead to increased safety issues, as the public currently have no right of access near to our property. The proposed change is a cataclysmic change to our peaceful enjoyment of a private life which was our sole reason for moving to Coolham five

years ago. By comparison, the applicant will continue to enjoy a peaceful existence of their own property and may not understand the long term impact of constant dog barking on the north side of the A272. Importantly, when I review similar dog exercising ventures in very near Barnes Green and Ashington, you will see that there are no private residences within the proximity of the dog areas, (photos attached) let alone an unsupervised area that can never be guaranteed to provide the amenity that we currently enjoy. If this application proceeds, it will undoubtedly immediately impact our privacy, safety and amenity. Moreover, it will require the existing residents to police and complain, which we do not wish to do. We wish to continue to enjoy a quiet peaceful existence, rather than be subjected to potential acrimony over excessive noise nuisance.

I reference the Horsham District Planning Framework (HDPF) Policy 33: Point 2
"Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivity Jew of surrounding development"

Noise pollution:

All residential properties with boundaries to this field have dogs. They are naturally protective of their boundary and the existence of up to 12 dogs at any one time will cause constant anxiety and potentially permanent trauma. We know for the environmental report that dog barking is not the same as traffic noise. It invades human awareness far more than road traffic, agricultural machinery and the like. Importantly, as the site is unsupervised and the applicant lives too far away, there is no comfort on managing noise levels, which are currently not an issue. Any prolonged disturbance will require complaints by residents to the applicant and I have no confidence that such complaints will be listened to or actioned upon, resulting in expensive formal legal action having to be taken to deal with the situation. This is placing the onus on existing residents which is unfair and should not be placed such a position. HDPF Policy 33(2) again references this important consideration that must be taken into account.

Overdevelopment of the area:

We have received notification of 3 planning applications (DC/24/1335; DC/24/1486; DC/24/1342) in the month of October for new residential, commercial and change of use in the small proximity to our house at Thornhill and this neighbouring field. If all are granted, this would constitute overdevelopment of this small area of the peaceful village of Coolham.

Wildlife:

We have enjoyed deer in the proposed field for many years but I have photographic evidence that a family of deer have enjoyed use of the field for most of the year. These would be displaced by this proposed change of use from agricultural to business use. The field more generally hosts a variety of wildlife that would not necessarily have been revealed by a single day site inspection or desk study, we enjoy hedgehogs, toads and frogs that would be driven away by excessive use of the field by dogs.

Highway safety:

Allowing up to 3 adults per hour is potentially 3 extra cars per hour on a busy stretch of the A272 which maximum traffic speed (60mph) and increased risk of accidents occurring.

Letters of representation:

The majority of letters of support are from non-residents to the area, who have dog exercising facilities nearer to their own residencies. Having revised the websites, there are plenty of bookings available at these sites. I walk my dogs daily down the bridle way and public footpaths and have done so for the past few years. I am usually the only dog walker and therefore there is ample opportunity for dog walkers in the nearby vicinity.

Kind regards

Telephone:
Email: planning@horsham.gov.uk