

Rowhook and Clemsfold Amenity Society

Chair: Stephen Hearn

Treasurer: Howard Annett

Secretary: Michelle Benjamin

Email: rowhookandclemsfold.amenitysoc@gmail.com

Planning Committee Horsham District Council

Date: 28th September 2026

RE: Application Reference: DC/26/1317

Site Location: Little Millfields

Proposal: Demolition of existing stables and erection of a three-bedroom single-dwelling house with associated parking and landscaping.

Objection on behalf of the Rowhook and Clemsfold Amenity Society

Dear Ms Darley,

I am writing on behalf of the Rowhook and Clemsfold Amenity Society to formally register our strong objection to planning application DC/26/1317.

Our Amenity Society represents ~50 members within the local community. Following a formal poll regarding this development:

- 37 members from 25 household (representing **three-quarters** of our entire membership) voted to object to this application.
- 30 members specifically requested to be named as objectors, the remaining seven wishing to be anonymous
- **0 members** voted in support of the proposal or expressed neutral views.

Key Grounds for Objection:

1. Gross Overdevelopment in a Rural Countryside Location

Prior planning approval (DC/25/0124, granted in April 2025 under Class Q) permitted the conversion of a redundant block of stables into a modest single-storey, 1-bedroom dwelling with an internal floor area of 50.4 sq. m. The current application seeks to replace this with a substantial 3-bedroom, 6-person house featuring 120 sq. m of internal floor space—representing an unprecedented 138% increase in floor size on a plot of just 0.27 acres (0.11 hectares). Accommodating parking for four cars, a cycle store, and a bin store on a site of this size constitutes unsustainable overdevelopment of a sensitive rural hamlet.

2. Harm to the Setting of a Grade II Listed Building

The proposed development lies in extremely close proximity to 'Little Millfields', a Grade II listed building, separated only by a newly erected wooden fence. The shift in footprint and significant increase in height, bulk, and scale compared to the original single-storey stable conversion will severely harm the heritage setting and immediate views of this listed asset.

3. Impact on Biodiversity, Mature Trees, and Landscape

The proposal necessitates the immediate removal of a large, healthy mature ash tree and poses a significant risk to the root systems of established surrounding trees during excavation works. This loss of green infrastructure undermines local ecological stability and rural visual amenity.

4. Cumulative Impact and Unwarranted Precedent

This area has already seen incremental development approvals, including the Class Q conversion at the top of the lane (DC/25/0962). Allowing a total site redevelopment of this magnitude beyond original Class Q parameters sets a damaging precedent for unchecked residential expansion in our rural hamlet.

List of Named Objectors from the Society (30 Members):

- Carol & Steve Fuller
- Lyn & Richard Case
- Howard Annett
- Philippa Barnes
- Clare & Charlie Whitmarsh
- Chris & Lucy Tilley
- Amanda Belcher
- Philip Belcher
- Mark Savage
- Guilietta & Graham Grover
- Rachel Rawlinson
- Peter & Jean Leith-Smith
- Nigel Barnes
- Ann Bullen
- Sue & Peter Moore
- Charmaine Hogan
- Trish Savage
- John Emms
- Sally & Barry Knight
- Jackie Bateman
- Leah & Stephen Hearn

(A further 5 members recorded their support for this objection but opted to remain anonymous).

We urge Horsham District Council to refuse planning permission for this application to protect our rural community and heritage assets.

Yours faithfully,



STEPHEN HEARN

Chair, Rowhook and Clemsfold Amenity Society

On behalf of the following local residents endorsing this representation: