From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 June 2025 23:59:54 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0818
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 12/06/2025 11:59 PM.

Application Summary

Address:	The Haven House Sedgwick Lane Horsham West Sussex RH13 6QE
Proposal:	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Garstan Sedgwick Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	Agricultural use There has been no agricultural use of this barn or the land around it for over three years. Noise Impact

The planning statement mentions ' Any noise impacts to residential accommodation on the site would be less than the equivalent agricultural activity with associated commercial vehicle movements. Given this context it is not considered that the proposed development itself would result in demonstrable harm to the amenities of surrounding residential properties.'
However, this conversion is for a barn only. The land surrounding it will still (hopefully) be agricultural land and therefore still subject to the same level of agricultural traffic. Therefore, the agricultural traffic would remain but added to that there would be the traffic to and from a residential dwelling. This would be detrimental to the immediate neighbours.

Given that there is no public transport in the area and no shops are within easy walking distance, reliance on a car is necessary for all journeys.

The planning statement also mentions that the impact of noise on future occupants has been considered and that there is little potential for noise disturbance from adjoining uses such as farm activities. This is very confusing as this planning proposal has very little buffer from the fields around it. If they were to be used for haymaking or for cattleas they have been in the past, thenoise impacts could be quite severe.

Suitability for conversion

Nothing has been to submitted which fully supports the fact that the building is capable of being converted as opposed to rebuilt. A simple visual inspection has been carried out and the structural stability report from Shaw Design Services mention that the foundations have not been inspected to see if they are sufficient for the proposed work.

Additionally this report mentions the 1.8 m walls of the barn. It is very easy to see from the bridle path that these walls have all been built at different times. For example, the southern wall has three different sections built from different bricks.. One can also see that these bricks are not uniform and in fact slightly wavy. One section was bricked up by the previous owner/farmer himself.

Emergency access

There has been nothing submitted to confirm that the emergency services are happy with access to the site.

Backland Development

This proposal is backland and is not in the Nuthurst Neighbourhood Plan. There is a very definite residential line which this would extend behind. Approvals of such plans will set a

precedent for other developments leading to over development of the countryside.

Moving the stable block.

The proposal mentions moving a block of stables to another site within the plot owned by the developer. However, all the ancillary buildings for this plot of land are currently together which reduces the impact on the surrounding countryside. Moving the stables would simply lead to more urbanisation of the plot.

Services and utilities

The previous owner informed us that the water supply and electricity supply for the barn came directly from Haven House. Therefore to the best of our knowledge there is no independent supply to the site.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council