[redacted]
Sent: Tuesday, July 23, 2024 4:52 PM
To: Planning <Planning@horsham.gov.uk>; NEW West 2 <west2@planninginspectorate.gov.uk>
Subject: Comments for Planning Application DC/23/1762 and appeal under APP/Z3825/W/24/3342546 for five residential dwellings on land north of Gennetts Farm House

Dear Sir/ Madam,

I object to the proposition of the development of five residential dwellings on land north of Gennetts Farm House DC23/1762 and appeal under APP/Z3825/W/24/3342546, for the following reasons:

Overdevelopment
The plans are not consistent with Horsham DC's Planning framework Development hierarchy. The plans describe Gennetts Farm as being on the edge of the village of North Heath. As far as I can ascertain North Heath is not a village. North Heath is unclassified in the Horsham 2 District Development hierarchy and therefore it is too small even to qualify as a hamlet. There are several references in the Horsham District Plan which govern development in rural areas such as this. Any considered development should be small and in keeping with the settlement, not fundamentally altering the character of the settlement or wider area.

In the immediate vicinity between the railway and the property there are only twenty residential properties, with a few more dispersed in the surrounding area. Five more properties would be a disproportionately large increase of 25%. Because of this I personally do not agree that this proposed development can be considered to be very small and in keeping with the current settlement and not fundamentally altering the character of the settlement or wider area. These are substantial homes (3, 4 and 5 bedroom) with garages and driveways. In effect, what is being proposed is a small housing estate, not a discrete barn conversion or a single new home. It would completely alter the appearance of this rural area. This I believe to be in contravention of Spatial Objective 7 and 8.
There is an argument in the plans that states the appearance of the site would be improved, which some people may agree with. I do not agree. The current buildings are dilapidated; however the site currently has the appearance of a farm and is therefore in keeping with its rural surroundings, being surrounded by many other farms. Building 5 new large residential properties would change this aspect drastically and create a town-like cul de-sac and this is not consistent with preserving the unique landscape character or minimizing the impact on the countryside. Additionally, the proposed development does not comply with the Pulborough Neighbourhood Plan which acknowledges the rural nature of North Heath and Nutbourne and wishes them to retain their rural character and deems them unsuitable for development. Horsham District Council has a duty to respect the Pulborough Neighbourhood plan.

Highway Access and Parking, Loss of General Amenity, Privacy Light and Noise
The proposed site is at the junction of Gay Street Lane and Nutbourne Lane, both of which are single track quiet roads, popular with many walkers, cyclists and a large number of horse riders. The increase in traffic from this proposed development is of particular concern for the many horse riders who use these roads on a daily basis form the many surrounding equine residential properties, my own property included. [redacted] The visibility on these roads and at the junction is poor, due to the twisting nature of the roads. The substantial rise in the number of vehicles using Gay Street Lane and Nutbourne Lane would increase the danger of injury, both to these people (including my family) and to other vehicular road users. It could effectively prevent people 3 from enjoying leisure time in the countryside and in some cases, it would have a detrimental effect on their business.

The exit to my property would run adjacent to the new proposed entry/exit to the development which is directly on to the junction between the two roads. I can speak with personal experience here in expressing my concerns as to how adding another flow of vehicles exiting/entering another access point on this already dangerous junction would significantly raise the risk of a serious accident happening. I have experienced many near misses with cars turning on to Gay Street Lane heading south at the junction as they are unable to see me exiting my property until the very last minute. Due to the nature of the road being a slight left turn at the junction, cars travel at excess speeds here and

nearly all travel at 40mph or over, which gives very little time for them to react. The proposed entry/exit to this development would face the exact same issues and in fact complicate the issues further by adding another angle to check before joining the road. Because of the lack of services and facilities in this location this would result in multiple additional car journeys every day. Based on an estimation of an additional 20 vehicles and with a conservative estimate of two journeys a day in and out, this would result in an extra 80 journeys a day. Add to that the additional trips for shopping, deliveries (which we all know there are many of these today), services (including sewage removal, oil and gas deliveries) postal services, leisure, visitors, the reality will easily be more than double that. All that traffic will pass through the single road that comprises North Heath, this is clear that this is far too much traffic for this tiny settlement. As a result of this traffic there will be an increase in noise, carbon emissions and light pollution.

Trees and Landscaping (environmental)
I don't see anything in the plans submitted that takes into account the effect this development will have on the local wildlife that will be directly impacted by this. The area as it stands is a haven for many wild animals, this habitat would be destroyed if this development goes ahead. My property is some 400 meters of the proposed site so I am well aware of how much local wildlife is currently in the area. Of particular concern to me is the effect it would have on some of our protected animal species including the local population of bats (Daubenton and Pipistrelle can be seen most nights, plus others), dormice, buzzards/kites and the local population of owls which can be seen flying around the existing area.

I also don't see anything in the plans about what needs to be put in place to remove the toxic asbestos roofing from the cow shed which is part of the site and will have to be demolished to make way for the development. Is this something from an environmental aspect that needs to be considered as part of this application? In summary, it is my opinion that these plans have been 4 drawn up with the purpose of maximising profit over suitability to the local area and to physically squeeze the maximum number of houses possible onto a corner of an agricultural site. They are not suitable for North Heath and should be declined.

From a policy perspective there are also many reasons that this proposed development does not meet with HDC own policy guidelines, here are two clear examples:

Policy 25 – Strategic Policy:
The Natural Environment and Landscape Character The proposed does not meet the requirements of this policy. The proposed development does not protect, conserve or enhance the landscape, would detrimentally impact the characteristics of the area and would irreparably damage the biodiversity of the site, which is inhabited by a diverse variety of wildlife including bats, barn owls, great crested newts and grass snakes. There are no provisions for safeguarding species and as a result there would be a net reduction of the biodiversity of the site.

Policy 26 – Strategic Policy:
Countryside Protection The policy states that outside the built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location and meet a number of criteria. The proposed development is not essential to the countryside location, and does not meet the criteria, including sustainable development of a rural area. The development will lead to a significant increase in the overall level of activity in the countryside location. The increase in traffic and car usage that five family homes will create, with no infrastructure provisions, and no local public transport. The reduction in naturalised agricultural buildings will destroy habitats for wildlife and reduce biodiversity. The noise generated by a development of five family homes in a countryside location will also impact the tranquillity of the area

Many thanks

[redacted]
Glebe Farm
Gay Street Lane
North Heath
Pulborough

West Sussex
RH20 2HN

[redacted]
Head of Knowledge Management