From: Planning@horsham.gov.uk
Sent: 31 December 2024 12:52
To: Planning
Subject: Comments for Planning Application DC/24/1834

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 31/12/2024 12:51 PM.

Application Summary

Address:	Little Millfields Horsham Road Rowhook Horsham West Sussex RH12 3PZ
Proposal:	Prior Notification for Change of Use from 2no Agricultural Buildings to 1no dwellinghouses (C3 Use Class).
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	1 Ridge Farm Cottages Horsham Road, Rowhook Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Trees and Landscaping
Comments:	Dear Sir/Madam I would like to comment on planning application DC/24/1834. We farm the two fields in close proximity to Little Millfields. One is on the opposite side of the farm lane to the property with an entrance immediately facing the gate to the yard and the second is on the other side of the footpath which runs along the rear of the land. Other: The plans for the stable conversions seem reasonable enough, providing they keep to the footprint and height constraints. But I am slightly confused as to why one person would want

such a large office space and separate bathroom in the second stable block.
Where will the drainage be? The water meter and source? The septic tank? The oil tank or electricity supply? There is no gas in Rowhook. Is there to be no garden area - just a concrete yard?
Perhaps it will be used by the family in Little Millfields.
There are numerous other buildings that haven't been mentioned in the associated demolition notice. A small tractor shed in the yard and the other side of the gate is a large water tower. This historically housed 2 x 200 gallon water tanks which fed the house and has since been home to barn owls and other birds.
Little Millfields is a Grade II listed property and as such, perhaps some of the garaging and outbuildings are also protected.

Trees and Landscaping/Loss of General Amenity:

It is however my main concern that the boundary oak trees are not felled. A large and healthy oak tree that could possibly have been nearly 250 years old was felled behind the pole barn on the property (cleared in preparation for more development possibly?)
It straddled the boundary between land belonging to a neighbouring farmer at Bury St Austen's and the roots ground up before anyone was informed. As I understand it, a felling licence is required if an oak straddles a boundary between two different landowners. This oak formed part of the boundary of an old coaching road that ran from Millfields to Ridge in 1795. It has since become a green lane and right of way as a footpath. Little Millfields was built in 1620 on roadside waste and the access lane from Rowhook Road (Horsham Road) is similarly lined with boundary oaks. The most majestic of which is at the top corner where the green lane heads north towards the turnpike at Ridge. There are three in very close proximity to the proposed development and it would be intrinsically devastating if these were to be felled also. It would change the landscape and history along with it for ever.

Highway Access and Parking:

The access lane from the C classified road (Rowhook Road, formerly Horsham Road) is on a sharp bend. There have been many minor accidents, fortunately no fatalities. The first small section is laid to tarmac - only to the main entrance gate to Little Millfields. After that the lane becomes extremely uneven with potholes and mud - especially in the winter months. There are two properties at the far top of the lane and the local farmer uses it regularly to tend to his fields and stock. We use it to access our fields and Millfield Barn also uses this stretch to the first bend.
Ongoing repair is necessary to keep it usable and this would involve input from the users of the stable buildings and pole barn - if that is to be developed also.

[redacted]

Kind regards

Telephone:
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Horsham District Council
50 YEARS

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