**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>
**Sent:** 28 May 2025 13:35:45 UTC+01:00
**To:** "Planning" <planning@horsham.gov.uk>
**Subject:** Comments for Planning Application DC/25/0736
**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 28/05/2025 1:35 PM.

## Application Summary

| | |
|---|---|
| Address: | Nightingale Farm Sincox Lane Shipley West Sussex RH13 8PT |
| Proposal: | Prior Notification for Change of Use of Agricultural Building to 8no. dwellinghouses. |
| Case Officer: | Kate Turner |

Click for further information

## Customer Details

Address: Nightingale House Coolham Road Coolham Horsham West Sussex

## Comments Details

| | |
|---|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | - Design<br>- Highway Access and Parking<br>- Loss of General Amenity<br>- Overdevelopment<br>- Privacy Light and Noise |
| Comments: | I am writing to submit my comments regarding planning application DC/25/0736, which proposes the construction of eight new dwellings at Nightingale Farm, Sincox Lane, Shipley.<br><br>While I appreciate the need for sustainable development and understand the benefits of introducing some housing in rural |

communities, I am concerned that the current proposal for eight homes represents overdevelopment of this particular site. My objection is based on the following planning grounds:

1. Scale and Character of the Area
Sincox Lane is a narrow, rural lane with a quiet and distinct countryside character. A development of eight homes would be out of proportion with the scale of existing properties nearby and would risk altering the character and setting of the local area.

2. Traffic and Road Safety
The lane is already limited in width and lacks suitable infrastructure (e.g., pavements or lighting) to safely accommodate a significant increase in vehicle traffic - a potential increase of 32 cars when taking into account the development by Arcadia Construction. A larger development could increase the risk of accidents and reduce pedestrian safety.

3. Environmental and Visual Impact
Eight dwellings would lead to increased light pollution, noise, and a loss of the rural ambiance of the area. There could also be ecological implications for local wildlife and landscape quality.

4. Cumulative Impact with Existing Approved Development
Planning permission has already been granted for housing on the nearby former Arun Feedmills site (Arcadia Construction). The addition of eight more homes in close proximity could place unnecessary strain on local infrastructure and services and result in incremental urbanisation of a rural setting.

Suggestion for a Scaled-Back Proposal
A smaller development of 1 to 4 houses would likely be more in keeping with the scale of Sincox Lane and the surrounding area. This would balance the need for additional housing while preserving the rural character and mitigating adverse impacts on infrastructure and the environment.

I hope this feedback will be taken into consideration when assessing the suitability of this application.

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Kind regards

**Telephone:**

**Email:** planning@horsham.gov.uk

Horsham District Council

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