



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land off Northlands Lane, Storrington
DESCRIPTION:	Change of use from agricultural to dog walking
REFERENCE:	DC/25/0450
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS:	
ANY RECOMMENDED CONDITIONS: The application site is situated to the north of Melton Drive, on land previously used for agriculture. A public right of way runs to the north of the site and south of East Wantley House, East Wantley Barn and West Wantley. Between the larger western and smaller eastern section of the site runs a further right of way. To the north and west of the application fields are the grade 2 listed buildings of East Wantley House and East Wantley Barn. To the north west of the site is the Grade 2* listed West Wantley Farmhouse. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. The importance of considering the impact of new development on the significance of designated heritage assets, is also expressed in section 16 of the National Planning Policy Framework (NPPF). The application site is in a countryside location and seeks to change the use of the land from agriculture to dog walking. The application documentation does not appear to include any additional equipment or facilities to be placed on the land in association with the use. It would be suggested that the agricultural setting of West Wantley, East Wantley House and East Wantley Barn supports the understanding of the historic and functional role of the farmhouses within their surroundings which contributes to their setting. Having considered the proposed change of use it would be suggested due to the separation distances, and the enclosure of the site within established field boundaries with limited	

physical alterations that the proposal would preserve the rural character of the area and the setting of the nearby listed buildings. No objection would therefore be raised.

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	14.05.2025