

[REDACTED]

Sent: 07 June 2026 17:10
To: Planning
Subject: Planning Objection DC/26/0823

Categories: Comments Received

Re: Planning Application DC/26/0823 – Land north of Moat Cottage, Worthing Road, Dial Post
Attn: Sophie Moore

Dear Planning Officer,

My family and I live at Woodman's Stud, the Grade II listed heritage house right next to this site. We have been here for approximately 10 years. The field immediately to the west of the proposed development is my paddock, and I keep horses there.

I haven't commented on the smaller applications that have gone in for this land before, but this one feels different. Six houses is a big step up and it would have a much bigger impact on my home and the quiet rural feel of the area, so I wanted to put my concerns in writing.

The open land to the north is part of the setting of Woodman's Stud. Building six houses right there would change the countryside character around a listed building, and I'm worried that would harm its significance. The NPPF is pretty clear that great weight should be given to protecting heritage assets and their settings.

My paddock is directly alongside where these houses would go. At the moment the horses have a peaceful, open space. Construction work followed by everyday noise, cars and activity from six new homes right on the boundary would be a big change for them. I don't think that's fair on the animals or on the established use of the land.

The site is outside the village boundary and doesn't actually join onto the main built-up part of Dial Post — it's a good 260 metres or so from the edge. It feels like this would be creeping development into the countryside, which goes against the local policies that are meant to protect these areas.

I know similar proposals for building in this spot were turned down back in 2008 because of the effect on the rural character and neighbouring properties. Those issues haven't really gone away.

I do understand the pressure for more housing, but I hope the impact on an existing listed building and the horses next door will be properly weighed up. If it would help, I'm happy to send some photos showing how the site sits in relation to my paddock and house, or to meet someone on site.

Thanks for taking the time to read this.

Yours sincerely,

[REDACTED]