

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 23:25:55 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0230
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 19/05/2026 11:25 PM.

Application Summary

Address:	Cherry Tree Inn Crawley Road Faygate West Sussex RH12 4SA
Proposal:	Change of Use from a mixed use ground floor pub and first floor 3 bedroom apartment to a 7 bedroom HMO.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Frogmore Crawley Road Faygate
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	Planning Department Horsham District Council Parkside, Chart Way Horsham West Sussex RH12 1RL

Subject: Formal Objection to Planning Application DC/26/0230 -
Proposed Conversion of The Cherry Tree Inn, Faygate RH12
4SA, to a Seven-Bedroom HMO

Dear Sir/Madam,

I am writing to submit a formal objection to planning application DC/26/0230, relating to the proposed conversion of The Cherry Tree Inn, a Grade II listed public house, into a seven-bedroom House in Multiple Occupation (HMO).

Having reviewed the documentation, I consider the proposal to be contrary to national policy, local plan policy, and fundamental heritage and amenity principles. My grounds for objection are set out below.

1. Harm to the Significance of a Grade II Listed Building (Historic England Ref - 1027062)

The building's listed status signifies its national architectural and historic importance. The proposed conversion to a seven-bed HMO would inevitably require:

- Extensive subdivision of internal spaces;
- Installation of multiple facilities, services runs, and fire-safety compartmentalisation;
- Structural interventions incompatible with its historic plan form.

These changes amount to harm to the building's significance, contrary to the National Planning Policy Framework (NPPF), which requires clear and convincing justification for any alteration that affects a designated heritage asset. No such justification has been demonstrated, and the Heritage Statement fails to robustly analyse the impacts on historic fabric or layout.

2. Loss of a Community Facility

Public houses are recognised in both national and local planning policy as important community facilities. The proposed conversion would permanently remove an asset that has:

- Provided an identifiable community function.
- Contributed to local social cohesion.
- Served as a traditional rural meeting place.

There is no adequate viability evidence to demonstrate that operation as a public house is unviable. No meaningful marketing evidence, no open-book accounts, and no independent appraisal appear to have been submitted. Without robust viability testing,

the application is premature and policy noncompliant.

3. Overdevelopment and Over intensification

The proposal constitutes a disproportionate intensification of the building's residential use:

- Seven bedrooms within a historic structure leads to overdevelopment and pressure on internal space standards.
- The configuration raises concerns about substandard living conditions, including limited natural light, restricted room sizes, and questionable ventilation.
- The density is incompatible with the building's historic layout and the rural context of Faygate.

This does not meet expected HMO standards and conflicts with local plan policies on maintaining high-quality residential amenity.

4. Highway Safety, Access, and Parking Impacts

A seven-bed HMO (13-person occupancy) generates significantly higher parking demand than the limited 8 spaces provides for.

Specifically

- Increased likelihood of overspill or residential parking onto layby, which is legally a part of the public highway.
- The site is poorly served by public transport, in addition there are not safe or practical public footpaths serving this site

It also creates an unacceptable impact on highway safety and fails to comply with transport policies requiring safe and suitable access for all users.

5. Harm to Neighbouring Residential Amenity

Large HMOs typically introduce a high level of occupancy turnover and a materially different pattern of activity when compared to a single dwelling or trading public house. This raises concerns regarding:

- Noise and disturbance at unsocial hours.
- Intensified comings-and-goings.
- Visual intrusion from external lighting required for security or access.

Such effects would be harmful to the quiet character of the surrounding residential and rural environment.

6. Character and Setting Impacts

The conversion's associated external alterations-extracts, vents, roof modifications, and service installations-risk degrading both:

- The architectural integrity of the listed building.
 - The character of the surrounding landscape, particularly if The
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Cherry Tree Inn lies within or adjacent to a sensitive village or countryside setting.

- Presence of Pipistrelle bats nesting in roof which are listed as European Protected Species (Annex IV of the Habitats Directive) and are strictly protected by law in the UK and Europe. Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017

The proposal does not preserve or enhance the wider historic environment.

7. Failure to Comply with Local Plan and HMO Policies

Based on the information available, the scheme appears to conflict with multiple policies typically applied by Horsham District Council, including those relating to:

- Heritage conservation.
- Protection of community facilities.
- High-quality residential standards.
- Appropriate density.
- Neighbour amenity.
- Sustainable transport and parking provision.
- Not on mains drainage (as stated in application)

No comprehensive management plan or mitigation strategy has been supplied to address the significant operational issues inherent to a large HMO.

Conclusion

For the reasons above, the proposal results in unacceptable heritage harm, loss of a vital community asset, amenity impacts, and policy conflicts. It does not represent sustainable development in accordance with either the NPPF or the Horsham District Local Plan.

I therefore respectfully request that planning application DC/26/0230 be refused.

Thank you for considering my objection. I would be grateful to be notified of any further consultations, updates, or decisions relating to this application.

Yours faithfully,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton