

Newbuildings Place,
Dragons Green Road,
Shipley, West Sussex,
RH13 8GQ

19th June 2026

Dear Horsham District Council,

Planning application reference: DC/26/0766

I object to the above planning application. I am a neighbouring property owner.

I refer to the current Horsham District Planning Framework below.

Policy 25 - The Natural Environment and Landscape Character

The proposal conflicts with local policy 25 to protect the *“undeveloped nature of rural areas”* and *“natural environment and landscape character of the district.”* [HDPF, p.101]

Circumstances outlined in HDPF 9.17—where sustainable development might be necessary to the rural community—would not appear to apply to this scheme. The scale of the proposed dwelling does not indicate local affordability. The isolated setting does not suggest integration with a settlement or community; the site is not near schooling, public transport or any other social or economic amenity. The inefficient use of open land does not suggest sensitivity to the rural context.

In sum, the proposal does not appear to align with the social and economic needs of the local or wider rural community, or with preserving the natural environment and landscape character.

Policy 26 - Countryside Protection

The proposal conflicts with policy 26 on countryside protection:

“Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location” [HDPF: p.102]

The proposal envisages a 4,112 sq ft house sited centrally in a large agricultural field. The site is not connected to a settlement. There is no history of development in this location. The development does not appear essential to its location, or to the existing roadside structure of Town Barn, which benefits from pre-existing consent for conversion to a 2-bedroom residence.

Prior planning consent for the conversion of Town Barn (meaning the pre-existing roadside building) is cited in this application as a precedent for developing the adjacent undeveloped field. It should be noted that Town Barn is a traditional agricultural building, longstanding in its roadside location. Its development in line with the conditions of prior consent would conserve and preserve the visual integrity of the existing artefact, its curtilage, and the local landscape. The current application, in contrast, proposes a new building (four times larger in GIA than Town Barn with a different architectural vernacular), a new site and curtilage (150m to the north-west of Town Barn), and a significant change to the undeveloped rural character of the landscape.

Policy 26 states that *“Development will be considered acceptable where it [...] protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;*

- 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;*
- 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and*
- 3. The landform of the area.”* [HDPF, p.102]

The site lies within the area defined in the Landscape Character Assessment 2003 as ‘G4 Southwater and Shipley Wooded Farmlands’. The LCA records that *“Overall sensitivity to change is high reflecting the area’s many intrinsic landscape qualities”* with particular sensitivity to *“small scale incremental changes.”* [LCA, p.88].

Building in the middle of open field is inconsistent with the history and development pattern of the area, where outside settlements *“occasional small farms nestle in the woodlands”* [LCA, p.88]. The proposed dwelling does not clearly relate in setting, proximity or context to Town Barn, or to local settlement boundaries.

The proposal would alter the pattern of fields and rural setting of a sizeable area bounded by Dragons Green Road to the east and north, Old House Lane to the west, and a public footpath to the south (part of the Sussex Diamond Way). The driveway would bisect open land in order to link the house—set some 160m into the field—with the public highway. An additional driveway/private road is indicated in document “Proposed Block Plan: 25581/P101”, extending north from the new dwelling and further dividing the field.

The house would occupy an elevated position relative to the public footpath and Dragons Green Road. It would be visible from both, especially in the defoliated months from late autumn to late spring. (See appended Street View images from Dragons Green Road, east of the site)

Policy 33 - Development Principles

The proposal does not satisfy policy 33 to conserve and enhance the natural and built environment. Developments are required to *“make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist.”* [HDPF, p.112].

The proposal makes inefficient use of undeveloped rural land by siting a substantial dwelling and associated driveway(s) conspicuously in the centre of an open grassland field.

The repurposing of Town Barn as a home office adjunct to a new-build on undeveloped land represents a loss of a potential affordable dwelling, for which permission exists to sustainably reuse existing built fabric without detriment to the wider natural setting.

For these reasons, I ask the Council to refuse this application.

Yours faithfully,



Appendix

Street View from Dragons Green Road, with approximate location of the proposed new house.

