Matt Connell
1 Belloc Court
Horsham
RH13 6SF

11 November 2026

Planning Services
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Planning Statement - Change of use of land to residential garden land at the rear of 1 Belloc Court, Horsham, RH13 6SF

Dear Sir or Madam,

This statement supports the accompanying application to change the use of a small area of land immediately adjoining the rear boundary of 1 Belloc Court to private residential garden land incidental to the existing dwelling. The proposal is a modest, landscape-led change of use with no new building, vehicle access or commercial activity.

Site context and existing use

The application site is an enclosed area of unmanaged and overgrown land directly behind the established rear garden of 1 Belloc Court, between the property and Harwood Road. It is physically contiguous with the residential plot but is outside the existing garden boundary. The land is currently unused and does not perform an active agricultural, recreational or commercial function.

The site is read in the context of the adjoining residential gardens and the established green boundary at the rear of the properties. Its present condition makes routine maintenance difficult and provides no formal public access or usable community space. Existing mature trees, established boundary vegetation and other landscape features are intended to remain and be maintained, which they currently are not.

The proposal and need for development

The proposal is limited to incorporating the land into the domestic garden of 1 Belloc Court and enclosing the perimeter with a closed-panel timber fence matching the general style and height of the adjacent boundary treatment at 175 Manor Fields. The fence would define a secure and maintainable boundary. It would not encroach onto or obstruct the adjoining path or highway.

No dwelling, outbuilding, hardstanding, vehicle access, parking area, external lighting or commercial use is proposed. The land would remain predominantly soft landscaped and would be managed as part of the garden. Any supplementary planting would use suitable native or wildlife-supporting species, with habitat retained at the site boundaries where practicable.

The development is needed to bring an unused and poorly maintained parcel into clear, responsible and long-term management. Incorporation into the adjoining garden would enable regular maintenance, control of invasive or excessive growth, retention and care of established vegetation, and modest habitat enhancement. The proposal responds to the land's immediate physical relationship with 1 Belloc Court and does not depend on new infrastructure or generate additional travel.

Planning policy context

The National Planning Policy Framework 2026 is a material consideration. Policy S3 applies a presumption in favour of sustainable development and provides that proposals which accord with an up-

to-date development plan and national decision-making policies should be approved without delay. Policy DM3 requires a proportionate approach reflecting the scale, complexity and potential impact of a proposal.

Policy DP3 requires development to respond to its context and integrate with or enhance its surroundings. Policy N2 requires proposals to consider landscape and habitat qualities, conserve and enhance natural features such as established trees and hedgerows where possible, use appropriate landscaping and minimise adverse effects on biodiversity. These are the principal national considerations for this small change of use.

The adopted development plan includes the Horsham District Planning Framework 2015. The policies most relevant to this proposal are Policy 1 Sustainable Development, Policy 25 The Natural Environment and Landscape Character, Policy 31 Green Infrastructure and Biodiversity, Policy 32 The Quality of New Development and Policy 33 Development Principles.

Assessment of the proposal

The proposal accords with HDPF Policy 1 and NPPF Policies S3 and DM3. It would secure a practical and beneficial use for under-managed land without creating a new dwelling, employment use, travel demand or pressure on infrastructure. Its environmental effects are limited and capable of being managed through retention of vegetation, soft landscaping and appropriate boundary treatment. The level of supporting information is proportionate to the modest scale and low-impact nature of the development.

Landscape character and visual effects

HDPF Policy 25 seeks to protect, conserve and enhance landscape and townscape character. The proposal would not alter the landform, introduce a building or create an urbanising area of hardstanding. The retained green character, together with a timber boundary treatment related to existing residential fencing, would allow the land to continue to read as a soft landscaped edge. There would be no material effect on settlement separation, important views or the wider landscape. The proposal therefore accords with Policy 25 and the contextual design requirements of NPPF Policy DP3.

Green infrastructure and biodiversity

HDPF Policy 31 supports development that maintains or enhances green infrastructure and resists unjustified loss. No removal of mature trees or established boundary vegetation is proposed. The intended management approach is to retain existing habitat features, maintain soft landscaping and introduce native or wildlife-supporting planting where appropriate. Bird, bat or insect habitat features may also be incorporated where suitable. These measures are consistent with NPPF Policy N2 because they conserve existing natural features, minimise harm and provide a realistic opportunity for small-scale enhancement.

Design, amenity and development principles

HDPF Policies 32 and 33 require development to understand its context, integrate with its surroundings, make efficient use of land and protect amenity. The proposal is directly related to the established residential use of the adjoining property. The fence would be of a conventional domestic form and would follow the perimeter shown on the application plan, without touching or obstructing the path. The absence of buildings, lighting, new access or intensified activity means the change would not cause overlooking, loss of light, additional traffic, noise or other material harm to neighbours.

The proposal would also establish a clear boundary and management responsibility for land that is currently difficult to maintain. Subject to the continued retention and sensitive management of landscape features, it represents an efficient and visually contained use of the site and accords with Policies 32 and 33.

Pre-application consultation and publicity

No formal pre-application advice was sought from Horsham District Council. We reached out to the Planning team in advance of the application by email and telephone (details are given within the application form), who advised a formal planning application would need to be made, but offered no further advise. This was considered proportionate because the proposal is a minor change of use, does

not include operational development other than boundary fencing, and does not raise evident highways, drainage, infrastructure or public-safety issues requiring specialist pre-application input.

Because the ownership of all or part of the application land could not be established after reasonable enquiries, a public notice of the intended application was published on 15 October 2026. The notice identified the land between Harwood Road and 1 Belloc Court, described the proposed change of use and garden boundary extension, invited any person claiming an ownership interest to contact the Council, and provided a 21-day period for representations. This provided prior public notification to the wider community and persons with a potential interest in the land.

Community engagement was undertaken with our neighbours at 2 Belloc Court already using the land adjacent to our proposed fence line, and our neighbours at 171 Manor Fields both of whom had no concerns with the proposed development. Given the limited scale of the proposal and the formal opportunity for representations through the published notice and the Council's application process, the extent of engagement is considered proportionate.

Conclusion

The proposal would bring a small, unused and overgrown parcel of land into positive long-term management as part of the adjoining residential garden. It would retain the site's predominantly green and soft-landscaped character, preserve established vegetation, create no additional traffic or infrastructure demand and cause no material harm to neighbouring amenity.

For the reasons set out above, the development accords with the relevant provisions of the National Planning Policy Framework 2026 and Horsham District Planning Framework Policies 1, 25, 31, 32 and 33. No separate regional policy conflict arises. Planning permission is therefore respectfully requested.

Yours faithfully,

Matt Connell