From: [redacted]
Sent: 04 December 2024 19:28
To: Planning
Subject: DC/24/1599 Woodlands Farm

Categories: Comments Received

[redacted]

DC/24/1599
Woodlands Farm Broadwater Lane Copsale West Sussex RH13 6QW

Prior Notification for Change of Use from an Agricultural Building to 1no dwelling house (C3 Use Class)

Size and scale of potential development at the site.
We appreciate each planning application should normally be considered on its own merits. However, in this specific instance, such is the scale and nature of both outstanding enforcement notice (EN/24/0316) and the very close proximity to this proposal of an earlier (but as yet undecided planning application DC/24/1018) it would be completely inappropriate not to consider these matters together.

Without such an approach, concern is that should approval be granted on this application before outcomes are confirmed elsewhere (EN/24/0316 and DC/24/1018) the potential exists for the site to manifest into a total of 3 or 4 dwellings, where currently none are approved.
Clearly, any such outcome (of more than one dwelling) would represent significant over developement of a completely rural location and cause lasting damage to the character and appearance of the area.
(All of which are contrary to policies 23,25,26 and 33 of the HDC planning framework 2015)
Equally, any such intensification is also likely to give rise to an unacceptable increase in vehicular movements, ambient noise level and light pollution.
Thus, this application, if it were not considered “in the round” would be in conflict with policies 40 and 41 of the HDPT.

Water Neutrality
Given Horsham District is situated in an area of serious water stress (as identified by the Environment Agency Water Stressed Area Classification) we note that all class Q applications need to demonstrate their own mitigation/offset for water neutrality if they are to proceed.
Aside from the outstanding planning application, DC/24/1018, planning permission/change of use is now sought for the development of an existing barn.
The Application site falls within the Sussex North Water Supply Zone and cannot be ruled as not contributing to the decline of wildlife within internationally protected sites in the Arun Valley SPA,, SAC and Ramsay site. Achieving water neutrality is recognised as a suitable method to rule out potential adverse effects on the integrity of these sites arising from development.
However, as yet, there appears to be no assessment of the current baseline water consumption or indeed, any other data provided to enable the council to be satisfied (or indeed, any other public body) that there exists or could exist any appropriate ability to achieve self sufficient supply or similar requirement to achieve water neutrality.

We trust that the above comments will be taken into consideration when reviewing this application.