From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2025 16:34:59 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0789
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 27/05/2025 4:34 PM.

Application Summary

Address:	Land North of Freeland House Hurston Lane Storrington West Sussex
Proposal:	Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.
Case Officer:	Hannah Darley

Click for further information

Customer Details

Address:	Freelands Farm Barn Bog Common Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	The Application refers to Land North of Freeland House but the Authority should note that it is also North of Freeland Farm Barn which it overlooks, with the risk of increased Light pollution and Noise, especially in the winter when the natural tree/hedge foliage has disappeared, as well as South of Waterfall cottage. As Neighbours it would have been advisable that Mr Dalyn had

consulted with us prior to issuing his planning request.
Although our Stance is Object in principle we don't have an objection to Mr Dalyn building a residential home but have concerns we would ask HDC to ensure are mitigated by means of Covenants or caveats applied to any approvals given. Our Concerns under the Reasons for Comment are as follows:
Design: - Although the design of a single story building within the boundary of the current barn location is sympathetic in design it raises concerns over why it is necessary to maintain the height of the current barn, because as proposed it will mean a very large loft space with potential for adding a further story which if included south facing windows would like directly over current hedgerows into our property increasing loss of privacy and increased light pollution. We would like to see plans to reduce the height of the barn to a single story building or caveats including preventing further development of an upper floor.
Privacy , Light and Noise: - As mentioned under Design, there is significant concern as to whether the single story building with its south facing windows and potential patio extension to the living /Kitchen area will result in increased light and Noise affecting our property and privacy, especially in the Winter when foliage has all gone. Note there is a hedgerow, footpath and another hedegrow bordering on our property which fall below eye line from the proposed development. See Trees and Landscaping comment.
Trees and Landscaping: - There appears insufficient details on any proposed planting of trees/Hedgerows around the property and although some already exists we would like to ensure that the current arrangements are supplemented around the South Edge of the site location which is a) of sufficient height to reduce /or eliminate and light pollution and loss of Privacy affecting Freeland Farm Barn and b) is an Evergreen of which there are many varieties suited to the area.
Other: - 1) We do note see on the plans where the location of Power lines and Water supply will come from to the proposed development. This raises concerns over whether this will result in placement of overhead powerlines and poles on the land of the three neighbouring properties? Similarly will the provision of water supply also create problems in our neighbourhood.
2) Although the plans indicate a dwelling the concerns are whether the site will be further developed as part of Mr Dalyns Farming activities. erection of additional barns and out building converting it into a working farm rather than a residential dwelling. Although this may be of little concern to HDC protection of the area around this property from further/future development would satisfy many of the concerns of neighbours as, although not official, the area is an area of outstanding natural beauty and home to a very diverse wildlife including many endangered species.
In Summary if:
- The proposed development includes a reduction in the height of the barn to a single story
- establishment of evergreen hedgerows of sufficient height (6-8

feet) along the south border of the plot
- plans are produced and approved be neighbours as to where Power and water are to be provided from
- Covenants are placed on the site and Agricultural land preventing it from being further developed by the current of future owner of the property
Then we would be happy to withdraw our Objection and would support and welcome Mr Dalyn and his family to the Hurston Lane (West side) Community

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Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council