From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 February 2025 11:21:24 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0113
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 24/02/2025 11:21 AM.

Application Summary

Address:	Barn To The East of Coolham Road Coolham West Sussex RH13 8QD
Proposal:	Prior Notification for Change of Use of Agricultural Building to 2no. dwellinghouses.
Case Officer:	Hannah Darley

Click for further information

Customer Details

Address:	Dawtreys Bracken Lane Storrington Pulborough West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Members vote to OBJECT to this application. The conversion into the dwellings detailed conflicts with Shipley Neighbourhood Plan, section 4.7 on several counts: The properties are not sympathetic or in keeping with the rural nature of the Parish. They are still too big for the site, and the associated ground works for too executive houses would essentially lead to the development of a greenfield site.

The character of the Parish would be affected as there are no precedents for this style of black metal sheeted building that has been punctuated with far too many windows and doors to create the light required only caused by the applicant trying to fit too larger scale accommodation on site with multiple rooms and bedrooms.

As per the SNP this is not a worthwhile barn to develop, unlike the traditional timber clad, clay roofed sussex style buildings. This is a modern architectural carbuncle built much more recently and if a stand alone design for a new build would be refused on design grounds for being hideously industrial.

Linked to this the site would be overdeveloped into 2 executive houses that are far too big for the plot they sit in. The site is more appropriate for a number of smaller properties if it is to be developed at all. The proposed development does not contribute to a rebalancing of the housing stock, with an emphasis on affordable homes, catering for families and smaller households.[

The site would effectively be ribbon development as it sits outside the village settlement boundary and is in the open countryside and would detract from the local Conservation area and the rural setting, destroying the dark skies the airfield.
The site would lead to a further loss of bio diversity, already visible as the applicant has already removed an acre of woodland. It sits within 500m of a large natural pond, recognised as the habitat boundary within which great crested newts and other protected species will operate.

The site cannot be possible water neutral as there is no water supply in spite if approval under HRA/23/0015. The case officer accepted the false meter reading in the water neutrality report run from a hosepipe across neighbouring fields and failed in her due diligence to check with Southern Water, a simple task who confirm there is no water supply to the barn. This fact is being ignored by HDC who have refused to comment of whether they have verified this point with Southern Water which anyone would consider to be a basic first step when an applicant claims a water usage.

The access to the site is a well used PROW used daily by dozens of people for recreational use. This footpath which is barely wide enough for a car would become a danger to pedestrians, equestrian and dogs who currently have no such dangers to contend of multiple cars also using the path.

The matter of drainage for 2 large properties and associated ground works has not been addressed. There are no accessible drains on site and that area of the airfield is prone to flooding.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



