

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 June 2026 14:28:29 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0937
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 27/06/2026 2:28 PM.

Application Summary

Address:	Venters East Street Rusper Horsham West Sussex RH12 4RH
Proposal:	Permission in Principle for the conversion of an existing building to form 1no dwelling.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Little Venters East st Rusper
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment
Comments:	Further to our objections submitted on 24 June 2026, and following a comprehensive review of the detailed plans, we wish to lodge the following additional objections for your consideration: Excessive Scale, Overdevelopment, and Land Reclassification The physical footprint of the proposed development is

disproportionately extensive and entirely contradictory to what is ostensibly described as a "modest dwelling".

The excessive scale of the land requested for reclassification as residential development does not align with the stated nature of the application.

Approval would grant an unjustified encroachment into protected heritage land, establishing a highly damaging precedent for further speculative development across this historic site.

Erroneous Land Classification, Heritage Harm, and Community Distress

The application incorrectly and erroneously classifies the site as "previously developed land".

This claim is entirely unfounded; the land has never been developed. It forms an integral part of the established garden and curtilage of a Grade II listed building dating back to the 1600s.

The site occupies a highly sensitive visual position. It is prominently visible from the neighbouring property, Little Venters, also by residents accessing the driveway, and by members of the public utilizing the Public Right of Way (PROW) that traverses this heritage land.

Subdividing this historic parcel will permanently sever a significant portion of the heritage asset's original curtilage.

This will cause substantial, irreversible harm to the open setting, visual amenity, and character of the historic environment, contrary to both National Planning Policy Framework (NPPF) heritage protections and local planning policies.

There is a lot of shock, and alarm within the local community regarding the applicant's complete disregard for these irreplaceable heritage assets.

The total disregard of the site's historical significance-purely to profiteer has caused significant upset to residents who value and protect the historic character of this area.

Exploitation of Property Ownership Transition

The timing of this application is highly opportunistic, strategically coinciding with the current marketing and sale of the property 'Venters'.

This demonstrates a clear intent to fundamentally alter the land designation for short-term financial gain prior to disposal.

The sheer scale of the land parcel targeted for development is highly significant.

Consequently, the long-term, negative environmental and heritage impacts of this speculative application will be borne entirely by the immediate neighbours and the wider local community, rather than the departing applicant.

While it is recognized that a PIP application restricts considerations purely to the location, land use, and scale of development, the applicant's Planning Statement contains fundamental planning misdirections.

The proposal clearly conflicts with both local and national planning policies regarding development in the countryside and the protection of heritage assets.

Inappropriate Location Outside the Built-Up Area Boundary (Countryside Protection) Conflict with HDPF Policies 2, 3, 4, and 26:

The applicant openly admits in Paragraph 2.1 that the site sits completely outside the defined Built-Up Area Boundary (BUAB) for Rusper and is designated as a countryside location.

Policy 3 (Development Hierarchy) of the Horsham District Planning Framework (HDPF) directs new housing strictly to areas within the BUAB to prevent unsustainable sprawl.

Policy 26 (Countryside Protection) strictly protects rural areas from isolated, unallocated windfall housing development.

Incorrect Reliance on "Out of Date" Policies:

The applicant argues that because the HDPF is over five years old, its countryside protection policies carry "limited weight." This is a misinterpretation of planning law.

The weight given to local policies is determined by their consistency with the NPPF, not just their age.

The NPPF heavily supports protecting the intrinsic character and beauty of the countryside (NPPF Paragraph 174).

Therefore, HDPF Policy 26 remains highly relevant and should be upheld to resist back-garden encroachment into the rural landscape.

2. False Justification of "Previously Developed Land" (Residential Gardens) Misuse of the NPPF Definition:

In Paragraph 2.1, the applicant claims the site represents

"previously developed land" (PDL/Brownfield) because it is part of the residential garden of Venters.

This is factually incorrect.

The NPPF explicitly excludes land in built-up areas and residential gardens from the definition of previously developed land to prevent harmful "garden grabbing."

Classifying this pristine rural residential curtilage as brownfield land to justify a new dwelling is entirely invalid.

3. Harm to the Setting of a Grade II Listed Building Conflict with HDPF Policy 34 and NPPF Section 16:

The main dwelling comprised of Venters and Little Venters is a Grade II listed building.

While the applicant attempts to downplay the impact by stating the proposed plot is 67 metres away, the site forms part of the wider open, historic curtilage that defines the rural setting of this heritage asset.

Introducing an independent, fragmented domestic unit, along with associated vehicular parking, domestic paraphernalia, and access routes, will irrevocably suburbanise and fracture the open rural setting of the listed building.

This directly violates HDPF Policy 34 (Cultural and Heritage Assets) and fails to "conserve or enhance" heritage value.

Unsustainable Location and False Connectivity Misrepresentation of the Public Right of Way (PROW):

The applicant relies heavily on a nearby PROW to claim the site is sustainably connected to Rusper.

A public footpath across fields is a recreational asset; it does not constitute a safe, lit, all-weather pedestrian route suitable for daily commuting, school runs, or utility trips.

Future occupants of this dwelling will be fundamentally car-dependent, leading to increased traffic on East Street, directly conflicting with HDPF Policy 40 (Sustainable Transport) and Policy RUS11 of the Rusper Neighbourhood Plan.

Lack of Precedent & Specific Site Irrelevance -Flawed Comparison to Reference DC/25/0968:

The applicant cites a recent local permission as a precedent.

However, it is a well-established planning principle that every

application must be judged strictly on its own merits. A permitted scheme elsewhere does not create a blanket right to build on the rural curtilage of a Grade II listed building.

Conclusion:

The applicant's case relies on a legal technicality regarding Horsham's shifting housing supply targets to force through an unsustainable "garden grabbing" development in a protected heritage countryside location.

The adverse impacts of approving a new home here and importantly reclassifying a significant land parcel for development, giving the loss of protected rural open space and clear harm to the setting of a Grade II listed asset are very significant.

We again strongly urge the planning authority to refuse this highly damaging and exploitative application.

Kind regards

Telephone:

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