From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 November 2026 20:24:32 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1676
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 20/11/2026 8:24 PM.

Application Summary

Address:	Wilderness Farm Broadwater Lane Copsale Horsham West Sussex RH13 6QW
Proposal:	Outline Application for redevelopment of the site to provide up to 16 dwellings, ancillary parking and landscaping with all matters reserved
Case Officer:	Stephanie Bryant

Click for further information

Customer Details

Address:	Russett Cottage 22 Bridge Street, Titchfield Fareham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I have recently moved from Nuthurst Parish, having lived there for 35 years. I know the site well having walked the many footpaths in

the area
I strongly object to this application on the following grounds:
1) The site is in the open countryside and outside any defined built up area boundary.
2) The site is not included for development in the current HDPF nor in the draft new HDPF. Neither is the site included for development in the Nuthurst Neighbourhood Plan.
3) Points 1) and 2) above mean that the application is in conflict with HDPF policies 1,2,3,4 and 26 and with Nuthurst Neighbourhood Plan policy 1,
4) Broadwater Lane is an extremely narrow, winding dangerous lane and adding another 30 cars per day plus all the heavy goods service vehicles would severely increase the traffic hazard on the Lane.
5) The site forms part of the Sedgwick Park Estate, a registered park and garden and a valuable heritage asset. Building house on this site would have an unacceptable deleterious effect of the heritage asset. I note that some consultees have specifically commented about the adverse effect on the park and gardens and I fully support their comments. I also note that these consultees have pointed out critical errors in the applicant's submission.
6) I nor refer to planning application DC/25/1096 to build just one house at Recadera Stud, which is very close to the applicant's site. HDC refused planning permission at Recadera Stud on the grounds that it was development in the countryside outside any built up area boundary and in conflict with HDPF policies 1,2,3,4 and 26 and Nuthurst Neighbourhood Plan policy 1. The applicant appealed to the Planning Inspectorate (APP/23825/20/25/2374889) and the inspector dismissed the appeal on similar grounds to those which HDC refused planning permission.
7) Point 6 provides an exceptionally strong reason to refuse planning permission to build at Wilderness Farm.
Conclusion
I urge HDC to refuse planning permission on the above grounds

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Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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