
Sent:

10 July 2026 10:41

To:

Planning

Subject:

Re: Application number : DC/26/0782 – The Warren

Categories:

Comments Received

I am writing to formally **object** to the above application for Permission in Principle.

I am a retired Chartered Surveyor with extensive experience in residential development. I live very close to The Warren and am directly familiar with the site, its rural setting, the surrounding landscape and the local access conditions.

I endorse the objection report submitted by [REDACTED] Longhouse, Handford Way and endorse the statement by Lower Beeding Parish Council that the application is not valid, that the application should have been withdrawn and that Horsham District Council should not have allowed the application to remain validated for the various reasons notified to them. I make the following additional comments:

1. The location is unsuitable for residential development in principle

Without prejudice to the objections concerning the validity of the Planning in Principle application, I also object to the principle of residential development at this location.

At the Permission in Principle stage, the Council is required to consider the location, land use and amount of development.

The site is not, to my knowledge, allocated for residential development within the adopted Development Plan. The principle of the proposed residential development has therefore not been established through the Local Plan process.

The rural and environmentally sensitive location makes the site unsuitable for the amount and nature of residential development proposed.

2. High Weald National Landscape

The site is located within the High Weald National Landscape, formerly the High Weald Area of Outstanding Natural Beauty.

Great weight must be given to conserving and enhancing the landscape and scenic beauty of a National Landscape.

The introduction or intensification of residential development at The Warren will erode the rural character, landscape pattern and natural qualities of this part of the High Weald.

The protected landscape status of the site is directly relevant to whether the location, land use and amount of development are acceptable in principle.

I do not consider that the application demonstrates in any way that the proposed residential development is compatible with the conservation and enhancement of the High Weald National Landscape.

3. Unallocated countryside development

To the best of my knowledge, the site is not identified as allocated residential development land.

Granting Permission in Principle would establish the principle of residential development on sensitive countryside land outside the normal site-allocation process.

The Council should place great weight to the importance of assessing the proposal against the Development Plan, the settlement hierarchy, countryside protection policies and policies concerning the High Weald National Landscape.

The absence of a housing allocation, combined with the site's sensitive landscape location, weighs strongly against establishing the principle of residential development.

4. Wildlife habitat and ecological sensitivity

The Warren and the surrounding woodland provide an important habitat for a wide variety of wildlife and form an integral part of the wider rural ecological environment. The site and adjoining countryside support a diverse range of animals and birds. The proposed development and the associated construction works, machinery, noise, vibration, increased human activity, vehicle movements, domestic pets and artificial lighting all have the potential to cause disturbance and to alter the character and ecological function of the habitat upon which wildlife depends. The development could also result in disturbance to breeding birds, degradation or fragmentation of habitat, loss of feeding and hunting areas and increased pressure on the wider woodland environment.

In my view, it would be inappropriate to establish the principle of residential development without the Local Planning Authority first being satisfied, on the basis of adequate ecological evidence, that the location and amount of development would not result in unacceptable harm to biodiversity or the wider ecological network.

5. Access and highway suitability

I also have serious concerns regarding access to the site and the surrounding highway conditions.

I appreciate that detailed access design may be considered at a later Technical Details Consent stage. However, the fundamental ability of this location to accommodate the amount of residential development proposed is relevant to the consideration of the site in principle.

The existing access and local highway conditions are not, in my view, suitable for the intensification of residential use and associated vehicle movements arising from the proposed development especially as it is bizarrely described as a 'destination' - which presumably implies visits for whatever reason from non-residents.

The Council should be satisfied that the amount of development proposed can realistically and safely be accommodated at this location before establishing the principle of residential development.

6. Cumulative impact on the rural character of the area

As a very close neighbouring resident, I am directly familiar with the character of The Warren and its immediate surroundings.

My objection is not based simply on the proximity of the development to my property. My concern is that the protected landscape setting, countryside location, lack of a residential allocation, ecological sensitivity and access constraints collectively demonstrate that this is not an appropriate location for the proposed development.

Conclusion

My primary position is that application DC/26/0782 appears to exceed the statutory limits of the Permission in Principle application route and that its validity should be formally reviewed and resolved before the Council proceeds further.

I have already requested a clear written response from the Local Planning Authority explaining the statutory basis on which the application is being considered as a valid Permission in Principle application.

Without prejudice to that procedural objection, I also object to the principle of residential development at this location for the planning reasons set out above.

I respectfully request that Horsham District Council either:

1. confirms that the application is invalid and cannot proceed through the Permission in Principle route; or
2. if the Council maintains that the application is valid, provides the statutory basis for that conclusion and refuses Permission in Principle on the planning merits of the proposal

I would also request notification if the application is to be considered by the Planning Committee.

Yours faithfully,

[Redacted Signature]

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