

From: Planning@horsham.gov.uk
Sent: 07 March 2026 16:35
To: Planning
Subject: Comments for Planning Application DC/26/0279

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 07/03/2026 4:35 PM.

Application Summary

Address:	Pemberley Copsale Road Maplehurst West Sussex RH13 6QY
Proposal:	Prior Notification for Change of Use of part of an Agricultural Building to 1no. dwellinghouse (C3 Use Class).
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	Courtup Barn Copsale Road Maplehurst , Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Subject: Objection to Planning Application for Neighbour's Dwelling on Pembroke , copsale road, Maplehurst

Dear Planning Officer,

I wish to lodge a formal objection to the planning application reference above , for the proposed . I object on multiple grounds, including land drainage impact, local infrastructure and traffic concerns, agricultural land use, and conduct-related history associated with the applicant/advisors. My objections are based on recorded facts and site-specific considerations that I believe weigh strongly against approval.

1. Land drainage and surface water risks to my property

Drainage impact and flood risk - The proposed development is situated directly adjoining my property at [courtup barn], where surface water run-off and groundwater management are already at capacity. The new dwelling would increase impermeable surface area, potentially worsening local surface water runoff and elevating flood risk to my land, property foundations,

and access routes.

The lack of robust, proven drainage impact assessments in the submitted documents is a material concern.

There is a real risk of increased ponding, soil saturation, and erosion on surrounding boundaries, adversely affecting agricultural use and the stability of existing structures. Soil and land stability for agricultural use.

My land is currently resting pasture potentially may be used for agriculture in the future requiring stable soil conditions and controlled drainage. Construction and increased run-off could degrade soil structure, impede grazing, and compromise crop viability in adjacent fields.

2. Infrastructure and traffic concerns

Access and road safety: The access proposal would modify or create a new point of entry close to my property boundary. This could lead to:

Increased traffic volumes, including heavy vehicles during construction and maintenance phases.

Higher risk of vehicle turning, braking, and pedestrian interaction near an established rural access point, with limited sight lines and narrow rural roads ill-suited to additional traffic.

Impact on utilities and services:

Additional dwelling would place incremental load on existing utilities (sewer/sewage, water supply, electricity, broadband) and local drainage infrastructure. The capacity and reliability of these services should be demonstrated as having adequate resilience to the proposed development, which has not been satisfactorily shown.

Rural road network strain: The surrounding highway and lane network are designed for current usage levels. The planned increase in traffic could degrade road surfaces, increase maintenance requirements, and pose irregular and disruptive traffic patterns to agricultural operations, emergency access, and school/work transport in the vicinity.

3. Agricultural land use and countryside character

Loss of agricultural land use: The site lies on land currently used for 4 horses for domestic purposes not a business.

Approving a dwelling would establish a non-agricultural use in a Rural/Agricultural zone, setting a precedent that undermines agricultural viability and local food production.

Policy and planning alignment: The application appears inconsistent with local planning policies that aim to protect agricultural land and support farming livelihoods. It should be demonstrated that there are no suitable alternative sites or exceptions that would prevent this intrusion into productive farmland.

[REDACTED]

Property value and land stewardship: The development would likely affect the long-term value and agricultural stewardship of my land, without clear, demonstrable benefits to the community that outweigh these detriments.

Summary of requested outcomes

Refusal of the planning application due to adverse drainage impacts, traffic and infrastructure concerns, and the inappropriate use of agricultural land.

A robust drainage impact assessment and surface water strategy, including mitigation measures that ensure no worsening of runoff onto my land.

A full traffic impact assessment with mitigation proposals acceptable to the local highway authority, specifying access arrangements, sight lines, and construction traffic management. Consideration of the site's agricultural status and a clear policy rationale for any deviation from protecting active farmland.

An independent review of the mediation history and conduct concerns, with appropriate actions taken to ensure transparent and professional engagement.

[REDACTED]

Kind regards

Telephone:

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