From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 February 2025 21:51:16 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0126
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 20/02/2025 9:51 PM.

Application Summary

Address:	Westons Farm Dorking Road Warnham West Sussex
Proposal:	Prior Notification for the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	The Granary Station Road Warnham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Privacy Light and Noise
Comments:	As per DC/24/1819 (please refer to representations, Parish Council Objection and "Prior Approval Required and Refused" by HDC) this revised proposed change of use and associated operation development is strongly objected to as follows: - Impact on Listed Building

- Impact on residents
- Impact on ecology
- Precedent for development
- Contradiction to previous demolition application (DC/24/1771)
- Amenity / Character Impacts

Furthermore, the revised design still fails to reflect the characteristics and vernacular of the host buildings, the listed buildings in the immediate vicinity, and rural locality

The WSCC Highways Authority response is misguided. It states "although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use". This has wrongly assumed that the current usage is daily agricultural. This is not the case. Of the buildings in question all but one are derelict and have not been used for decades. The one building that is still used for agriculture, as stated in the application, is for hay making which is a once-a-year activity. This involves orders of magnitudes less agricultural journeys than the expected journeys from 13 parking spaces for residential daily use.

The application states the site is currently part of an established agricultural unit. However, this is only true for one of the four current buildings. The other three (Buildings 1, 3, 7) are derelict, dilapidated, and have not been used for decades. It is not acceptable to use the fact that one building (building 5) is used once a year for hay making (as per the application) to imply that all four buildings are established agricultural units. This is simply not true - buildings 1, 3 and 7 are not part of a current established agricultural unit and so do not meet the requirements for permitted development rights

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Kind regards

Telephone:

Email: planning@horsham.gov.uk