

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 January 2026 12:31:04 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2131
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 26/01/2026 12:31 PM.

Application Summary

Address:	Greenacres Saucelands Lane Shipley West Sussex RH13 8PU
Proposal:	Demolition of existing buildings. Erection of four barn style detached dwellings with associated garages utilising existing access together with landscaping.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Saucelands cottage Saucelands lane Coolham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	This Application has been rejected on three previous occasions the last as recently as August 2025. The main reasons the Council refused haven't changed and are specified hereunder.

1 The development is within a countryside location outside of the built-up area boundary of any settlement on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The proposed development would therefore be contrary to Policies 2, 3, 4, and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the existing commercial floorspace is no longer needed and/or viable for employment use, contrary to Policy 9 of the Horsham District Planning Framework (2015).

3 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and paragraphs 193 and 194 of the NPPF.

The Applicant has failed to overturn these reasons and there is no evidence they have made a serious attempt to attract Commercial Businesses.

Further, it is IMPORTANT for the planning authorities to be aware

1. There have been flood warnings for the Western Arm of the Adur River in the last two weeks. The brook that runs alongside this proposed development runs under the bridge at Saucelands Lane which was flooded at this time. This development cannot go ahead because the run off from the proposed properties will make the situation worse. The land drain that runs into this brook often is flooded and blocked and runs back up the properties along Saucelands Lane.

2. The Nature Report is inaccurate and hasn't been fully completed. There are bats all over the area around Saucelands Lane and it isn't credible that there are no nesting bats in the proposed development area. SHipley Parish has done much alongside Knepp Castle to promote eco and wildlife friendly management and this will seriously counter that.

3. The sewerage from these properties hasn't been identified and it's impossible they should try and leverage the exiting land drain or other run off from these properties such as rain water from roofing.

4. The vast majority of supporting letters are from individuals who do not live anywhere close to the proposed development.

In short, this Application must be rejected.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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