

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 16:58:28 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0117
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 17/03/2026 4:58 PM.

Application Summary

Address:	Malthouse Farm Malthouse Lane Ashington West Sussex RH20 3BU
----------	--

Proposal:	Conversion of existing garage into a one bedroom annexe.
-----------	--

Case Officer:	Halima Chowdhury
---------------	------------------

[Click for further information](#)

Customer Details

Address:	the old Malthouse, malthouse lane Ashington
----------	---

Comments Details

Commenter Type:	Neighbour
-----------------	-----------

Stance:	Customer objects to the Planning Application
---------	--

Reasons for comment:	- Overdevelopment
----------------------	-------------------

Comments:	As a close neighbour overlooking this development I object to it in the strongest possible terms.
-----------	---

This application is a blatant example of planning creep: the manipulation of the planning system to gain approval for a residential development which has already been turned down, via consent for an alternative non-residential proxy building. The original application for a residence here was firmly rejected. The reasons for its rejection have not been addressed, and so there is absolutely no justification for this to be approved

Summary:

- Until recently this was a greenfield site, with no local precedent for new residential building
- Well outside the existing settlement of Ashington BUAB
- Proposed use is not essential to its countryside location
- Not in the Ashington local neighbourhood plan, nor that of the Horsham District

Planning Framework

- close proximity to two Grade 2 listed properties, one on site
- This beautiful and tranquil lane should be cherished and preserved - not defiled for selfish gain.
- There are no special circumstances that justify this application

When viewed in its entirety, this application amounts to excessive development given the rural nature of this lane. Any further development will be completely out of balance.

1). There is nothing new in this latest application from the earlier residential application which addresses the fundamental reasons for its rejection:

2). The Reasons for Refusal Originally Given by Horsham DC Planning were:

"The proposed development is located in the countryside, outside of any defined

built-up area boundary, on a site not allocated for development within the Horsham

District Planning Framework."

It "would be contrary to the overarching strategy and hierarchy approach of

concentrating development within the main settlements. "

"Furthermore, the proposed development would be remote from day to day services

and has not been demonstrated as essential to its countryside location. "

"The proposal therefore represents unsustainable development and is contrary to

Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015). "

The above paragraphs are taken directly from statements made by HDC In regard to

this application. It is clear that no special circumstances apply in this case to justify

breaching established guidelines against what is clearly unnecessary building in a countryside location.

The site is in a rural location, well outside the defined boundary of the existing settlement of Ashington.

Villagers do not want it:

It falls far from the already agreed boundaries for development in the parish as set out by Ashington parish council and endorsed by a massive majority in a recent village referendum.

The Parish Council rejected the existing consent: it subverts the democratic process which has identified areas acceptable for development. This is not one of those

There are plenty of other sites available within the county that have been designated as zones for development, and this site absolutely does not fall within any such development zone.

If the county planning framework and village local plans underpinning our planning system are to have any meaning, and are to be ignored without proper justification, this will set a precedent that will give the green light to a multitude of similarly inappropriate and speculative applications which will degrade and desecrate our beautiful rural county.

The proposed use is not essential to its countryside location. Residential development should therefore not be considered.

Overdevelopment:

Ancient, tranquil and beautiful, Malthouse Lane has already been overburdened by excessive and insensitive new development:

Excessive development has already taken place in the last 3 years with construction of the adjacent lodge farm estate. This new home will bring the total of 8 extra homes added to the housing stock in this tiny lane: a 66% increase. There can be no justification for more overbearing and unbalanced development.

3). This development is overbearing, and will wreck the rural character of this tranquil lane brought about by its unique natural and untouched historic features that should be preserved not destroyed.

Creeping suburbanisation of this environment is not welcome to those right thinking residents in the lane who appreciate the beautiful rural & ancient nature of its character. Frankly we have had enough. I have lived here for 33 years and am horrified by the consents that have been allowed to proceed recently. There can be no excuse for further development spoiling this lane. Please HDC: protect this lane from such blatant destruction of a beautiful natural habitat

10). The infrastructure in the lane is critically deficient and lacks all the key requirements to justify any new development. Residents cannot even access a local doctors surgery directly by bus.

11). This development closely borders a single track country lane. It has blind bends

and no footpath. In places there is no safe refuge for pedestrians, and the steep banks on both sides of the lane provide no means of escape for frequent pedestrian and leisure users such as playing children, horse riders, dog walkers or cyclists to escape from reckless drivers who scream round the corners at excessive speed.

This risk to safety is exacerbated with the boundary hedge abutting right up to the lane giving pedestrians no safe refuge to traffic.

I do not believe that the highways department has taken these issues of highway safety into proper consideration.

There should be speed calming measures to address these safety factors at the very

least and a speed limit sign to prevent reckless driving around this blind bend.

The current consent is for a garage / storage building stated that residential use should not be permitted under any circumstances. Yet the property now standing has in fact been plumbed in for residential services in contravention of this prohibition.

HDC Housing Shortfall

It may be the that Horsham district council has been unable to reach its housing targets, but these should be done within the agreed development zones. Please develop elsewhere, we have got enough development here already.

Infrastructure in the lane is critically deficient and lacks all the key requirements to justify any new development. It is a single lane unsuited to the volume of traffic now being experienced.

There is no connection to the sewage network.

As with the previous planning application, no notice has been posted on the site as mandated which is contemptible;

What covenants can be enforced to ensure that this does not become another opportunistic rental property with accommodation over?

Other than for naked opportunism, what genuine reason can there possibly be to justify building another vulgar house in this location????

These speculative applications must be resisted to retain the characteristics of this lovely lane to prevent it from being

irreversibly desecrated by continual encroachment.
HDC has a duty to protect against such blatant profiteering, and to prevent the precious rural environment of Sussex from being concreted over: in this case any further development will create the eyesore of an utterly revolting sprawling suburban housing estate and a beautiful environment will be destroyed forever.

I hope that the affected and concerned residents can rely on HDC to protect the precious rural environment of Sussex from being concreted over: in this case any further development will create the eyesore of a misplaced and revolting urbanised sprawl, and another beautiful environment will be forever destroyed by piecemeal and thoughtless encroachment.
I hope that this application will be rejected by those who appreciate the true value and character of our precious remaining tranquil rural heritage before it is destroyed by yet another opportunistic and inappropriate development scheme

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton