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Sent: 01 May 2025 08:06
To: Planning
Subject: Fw: Reference DC/25/0546 Barn House Barrow Hill Henfield - Two storey residential dwelling, gym/games outbuilding and associated landscape works

Categories: Comments Received

Dear Ms. Tinning,
Thank you for the notification letter dated 10th April of the above subject planning application. Update version.
We are writing to formally object to DC/25/0546 Barn House Barrow Hill Henfield - Two storey residential dwelling, gym/games outbuilding and associated landscape works.
We are residents and our heritage property is in the vicinity of the application.

Conservation Area and Design
This proposed two-story dwelling is within the Henfield conservation area. It does not in any way, shape or form comply with the building standards and materials which should be used as set out in the Henfield Parish Design Statement Revised 2019. In order to maintain the vernacular style of buildings in this area, Building Design BD3:- Materials should as far as possible, match those of original buildings and respect materials of adjacent and nearby buildings. Recommended materials to reflect the predominant character of the area are:-plain clay roofing tiles and tile hanging; red-brown handmade brickwork; wooden doors and window frames, there are also properties with Horsham stone roofs. A metal clad box type dwelling does not comply, and the design is not in keeping with surrounding properties in the conservation area.

This proposed design of the dwelling building a metal box shape is completely alien to the surrounding buildings including that of Barn House, Springhill's community buildings and other adjacent properties some of which are timber framed. The new gym / games building shows traditional materials, however there is clearly over development of the site, size of buildings.
Policy 34 of Horsham District Planning Framework states that the Council will sustain and enhance its historic environment, this design and proposal for a metal box shape dwelling and buildings is over development that is against the policy. Also, a dwelling of 4-bedroom each with en-suite is likely to be an ideal extension to the letting business and the application of residential development.

Parking provision
No provision has been made for car parking within the site, which for this size of build according to West Sussex County Council Guidance on parking provision for cars for the development or any new vehicle access there should be made available suitable parking for 2.7 car spaces for a 4-bedroom property in this Parking Behaviour Zone.

The suggestion that parking will be on road is ridiculous, as Nep Town Road is already congested with traffic and parked cars, a vast increase in parking has taken place and pictures supplied taken from a drone do not represent a true picture of this continual problem. At times when the recreation field has events and football training and matches the road and pavements are really congested, photos can be provided.
When guests stay at The Pod of Barn House they sometimes park by junction or the Rothery Field recreation lay-by, parking is at a premium and cannot be relied upon as people use layby to visit the

village and for recreation and exercise with dogs etc. They even park outside our property in the road which narrows going towards the junction from Nep Town Road to the A2037 causing congestion.

There is a locked post to the private track, that was installed by the owner of the field south of the proposed development site to restrict vehicular access to the track.
In order to deliver to and collect from the proposed dwelling and in the event of an emergency access is restricted to the single gate.
Therefore, access to the proposed dwelling will encourage stopping and parking at the verge adjacent to the junction, which is dangerous with traffic movements.
There has just recently been a serious accident at the junction and it's essential that no vehicles should park or stop to deliver to the proposed dwelling.
To design a 4-bedroom property with no car access and parking within the curtilage of the is unacceptable and against the design code and County Council guidance.

Trees
In order to provide a gym / games outbuilding two trees must be sacrificed, trees in a conservation area are all important to the parish and wildlife and must be protected or replaced which provide a backdrop to the recreation field and should be retained.

National Planning Policy Framework - December 2024
Section 12. Achieving well-designed places, paragraph 139.
Development that is not well designed should be refused, especially where it fails to reflect local designs policies and government guidance on design, taking into accountant local design guidance and supplementary planning documents such as guides and codes.

a) The development does not reflect local design policies or design guidance.
b) The design does not fit in with the overall form and layout of their surroundings
Therefore we object to the proposed development

Yours faithfully

[redacted]

Patchings, Nep Town Road,
Henfield BN5 9DU

[redacted]