From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 February 2025 14:29:16 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0131
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 13/02/2025 2:29 PM.

Application Summary

Address:	Chantry Farm West Chiltington Lane Coneyhurst West Sussex
Proposal:	Removal of Condition 2 of previously approved application DC/13/0698 (Replace mobile home with permanent dwelling for agricultural worker) relating to occupancy.
Case Officer:	Shazia Penne

Click for further information

Customer Details

Address:	Cedar Barn, West Chiltington Lane, Coneyhurst, West Chiltington Lane Billingshurst Billingshurst

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	There is no evidence of a robust marketing exercise. The property has not been openly marketed for twelve months at a price reflecting the agricultural tie condition. The variation of the Occupation Condition to include Equestrian occupiers was only approved in May 2024. An Agricultural Occupation Condition reduces the market value of a property by at least 20-30%. In a recent appeal decision, an

Inspector noted that the more valuable a dwelling is, the more significant the impact of an Ag Tie, leading to greater discounts to sell compared to similar dwellings without an Ag Tie, suggesting a reduction in value of up to 40%.

There are no robust planning reasons to justify the inclusion of the surrounding circa 19 acres. The additional land only inflates the price of the property and makes it less attractive to an agricultural worker.

The Upper Tribunal in the case of Rasbridge, Re Cefn Betingau Farm in 2012 found the applicants' market testing exercise was not sufficiently rigorous and suggested that the applicant should have:

1. offered to rent the property in order to establish if there was rental value to the land;
2. advertised the property in the specialist farming press; and
3. made adjustments to reflect general market movements.

The property is currently being marketed for sale with 19.18 acres at a guide price £1,625,000 on three different websites, far in excess of the figure reported to HDC.

Ironically, the applicant is making precisely the opposite argument used to acquire planning permission for the dwelling in the first place.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



