

3 Horncastle Cottages, Plawhatch Lane, Sharpthorne, West Sussex, RH19 4JH

09 September 2022

FAO Deborah Lynn
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Ms. Lynn,

**RE: DM/22/2542 CHANGE OF USE OF THE EXISTING STRUCTURE AND PROVISION OF AN ARTIST'S
STUDIO AND ASSOCIATED WORKS. RE-SUBMISSION OF DM/22/1628 ADDRESSING REASONS
FOR REFUSAL**

We are writing to register our objection to the above planning application based on the points as listed below.

Planning Documents:

- We believe current application DM/22/2542 still has the incorrect certificate submitted. By submitting Certificate A the applicant is declaring that they own all the land to which the planning application relates and this is clearly not the case.
- Details of foul and surface water drainage are again missing from the current application. The siting and location of the sewage treatment plant does not just require a set distance from a building, but also from walls, boundaries, hedges and trees. There is also mention of directing the overflow from the unit via land drains to Plawhatch Lane over land not owned by the applicant.
- Details of the sustainable off grid system using solar panels is again missing. The proposal to discretely mount them on a flat roof of another building on the site would be extremely difficult to achieve given the number panels required and surrounding trees. The only location would be on the flat roof of one of the two sheds on the site and would be clearly visible from all the adjoining residential properties which is not acceptable.
- We still require details of all the intended hours of use for the proposed studio which are still missing, together with justification regarding the intended numbers of occupants.
- The plans and details submitted again show the building in the incorrect location within the site, all existing trees have been conveniently omitted. It would appear from the information included with the application that in addition to the building in question, the two sheds, existing trees and their root systems, they are proposing to locate a sewage treatment plant, storage tanks for the rainwater harvesting, two soakaways and a pond, which would be impossible to fit on the site.

- Details of the proposed waste storage and siting are missing from the drawings submitted.

Previous objections considered to be relevant:

The building has not enhanced the local area and the additional noise, traffic movement that will be generated because of the proposed use of the unit will cause a considerable nuisance to all the surrounding residential properties. The application, whilst clearly does not state the intended hours of use, there was mention of in a previous application of spending long hours at the property, this will almost certainly lead to the occupants staying overnight which we would strongly object to. We believe that the intended number of occupants using the building will ultimately be greater than that stated on the forms, all of which will ultimately detract from the quality of the rural and landscape character of the district and will certainly conflict with **Policy DP12**.

The application has again not clearly demonstrated how a safe pedestrian friendly access can be achieved with the access track connecting to a roadway governed by the national speed limit for a single carriageway which is hazardous to cyclists, provides no access to footpaths either side of Plawhatch Lane for pedestrians, no available public transport and certainly not a short distance from neighbouring developments. In addition to the above, the current access track is used by horseboxes and LPG tankers and with the large excavated well around the building and with no safety barriers it has become hazardous, all contrary to **Policy DP21**.

We can see no reason for the need to locate a commercial unit amongst domestic residential dwellings as it certainly does not enhance the quality of the rural and landscaped character of the neighbourhood. The current proposals take no account of the existing trees located in front of the studio when designing the access route down to the barn style double timber doors. The proposed excavation will almost certainly damage the roots to these trees. These trees are not currently indicated on any of the drawings and proposals clearly do not provide protection of the open space and trees.

The requirement to provide a high-quality design and layout including appropriate landscaping still has not been demonstrated, the external well around the East, West and South elevations just fills with storm water forming a large pond, detailed photographs of which have been submitted under a separate objection. We still believe the current design clearly does not lend itself to being used as an artist studio due to the distinct lack of natural daylight with all the surrounding woodland and any increased lighting internally would again impact on the solar panels to be provided, all of which would conflict with **Policy DP26**.

General comments:

The current parcel of land to which the application relates, was sold on to the applicant, a close relative of the previous owners of 2 Horncastle Cottages who had knowledge of historic activities regarding the required use of the building. We feel that the applicant is completely ignoring the previous planning decisions relating to the site and we consider this unacceptable.