

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 December 2025 11:30:19 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1899
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 12/12/2025 11:30 AM.

Application Summary

Address:	Land To The South of Amberley Close Playing Fields Rowlands Road Horsham West Sussex RH12 4LH
Proposal:	Erection of 1no single-storey detached self-build / custom-build dwelling with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	3 Rowlands Road Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise
Comments:	I am writing to formally object to the planning application on several significant grounds relating to public safety, access arrangements, parking provision, and impact on neighbouring properties.
	1. Public safety and access concerns

The proposed development presents serious and unacceptable safety risks to local residents, particularly children. The only means of accessing the plot is by driving across a public recreation ground, on which a children's playground is situated. During the construction phase, heavy goods vehicles and construction lorries would be required to traverse this route, creating an immediate danger to children playing in the area and residents using the park.

Amberley Playing Fields is freely accessible to the public and serves as an important recreational space for the local community. Allowing construction traffic to cross this land would fundamentally undermine its safe use. Children cannot be expected to remain vigilant for construction vehicles whilst playing, and the proximity of the required access route to the playground creates an unacceptable risk of serious injury or worse.

Furthermore, there is already signage in place at the point where vehicles would need to enter the park stating that "vehicles on the grass are strictly prohibited". This existing prohibition exists for good reason - to protect the amenity value of the public recreation ground and ensure public safety. The proposed development would directly contravene this.

2. Precedent for future vehicular access

Granting permission for construction vehicles to cross the public recreation ground would set an extremely problematic precedent. If building vehicles are permitted to traverse the park, what is to prevent the future occupants - or indeed others - from claiming a right to drive across the recreation ground? This could fundamentally alter the character and use of the park, transforming it from a safe green space into a de facto access road.

The lack of any formal vehicular access to the plot is not an oversight - it reflects the fact that this parcel of land, whilst privately owned, sits within a public recreation ground and was never intended for development requiring vehicular access.

3. Parking provision

The proposed development makes no provision for parking, which is inadequate and inconsistent with other properties on the road, all of which have garages. Street parking in the area is already very limited, and the addition of a three-bedroom property with no dedicated parking would exacerbate existing problems and cause further inconvenience to residents.

Without any direct road access, how would the occupants park their vehicles? The only logical conclusion is that they would

either park on the already congested street or, more worryingly, attempt to drive across and park on the public recreation ground, further establishing an unacceptable precedent.

4. Impact on neighbouring properties

The proposed bungalow, with its boundary wall and boundary hedge, would be positioned directly in front of a number of existing properties, significantly obscuring their outlook and reducing natural light. This represents an unacceptable loss of amenity for those residents who have enjoyed unobstructed views and light levels since their homes were built.

Conclusion

This application is fundamentally flawed. The plot is inappropriate for residential development owing to its location within a public recreation ground; the complete absence of proper vehicular access, inadequate parking provision, and the serious safety risks that would be posed during construction and potentially beyond. The proposal would cause demonstrable harm to public safety, set a dangerous precedent for the use of the recreation ground, and adversely affect neighbouring properties.

I urge the planning authority to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham
District
Council