

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 December 2025 13:05:21 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 1:05 PM.

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:	<p>I am writing to object to this planning application, which I believe is unsafe and completely unsuitable for this location.</p> <p>1. Safety concerns</p> <p>My main concern is the danger the proposed development</p>

presents to children and other users of Amberley Playing Fields (park). The only way to access the plot is by driving across the park from Rowlands Road or Amberley Close, cutting across public green space and passing directly beside a children's playground. We would not be talking about one small vehicle; we would be looking at heavy goods vehicles crossing regularly and for an extended period of time. This is dangerous and unacceptable.

Parents use this park because it's a safe place for their children to play. Many locals also walk their dogs here, often off the lead - as it is an open recreation ground. Having construction vehicles driving across the land changes that completely. Children can't be expected to watch out for lorries whilst they're playing, and dog walkers shouldn't have to worry about their pets being hit by construction traffic. The risk of a child or animal being injured is very real, and this alone should be enough to refuse the application.

There's already a sign where vehicles would enter the park saying "vehicles on the grass are strictly prohibited". This rule exists for good reason, and the development would ignore it entirely.

Southern Water has confirmed that there are existing water mains and sewers running through or near the site, requiring significant clearance zones during construction. This means even more disruption and a longer construction period, with heavy machinery needing to protect and potentially divert these utilities. The increased construction traffic and extended timescale would prolong the danger to park users considerably.

2. Future vehicle use

If construction vehicles are allowed to use the park, what's to stop the future residents doing the same? Once you allow one set of vehicles across, it's much harder to refuse others. This could permanently transform part of the park into an informal access road, fundamentally destroying its character as a safe community space and ruining it for all the families and dog walkers who rely on it.

The plot has no road access because it sits within a public recreation ground. It was never intended for this type of development.

3. Inadequate parking provision

The proposal includes no parking provision whatsoever, which is both inadequate and out of keeping with every other property on Rowlands Road, all of which have garages. Parking is already very limited on Rowlands Road and adjacent streets, and an additional three-bedroom house will exacerbate existing problems

for all residents.

Without any direct road access, where would the occupants park their vehicles? If they cannot park on the already congested street, they would likely attempt to park on the recreation ground itself, which brings us back to the fundamental problem with this application and further establishes an unacceptable precedent.

4. Impact on neighbouring properties

The proposed bungalow would be positioned directly in front of a number of existing properties, significantly blocking their views and reducing their natural light. These residents have enjoyed clear outlooks for years, and it is unreasonable to suddenly obstruct them in this manner.

5. Incomplete application

This application should be refused. The plot is in the wrong location for a house that requires vehicle access. The safety risks during construction are too great; there's nowhere for residents to park, it would set a worrying precedent for future use of the recreation ground, it would also negatively affect the neighbours.

The application is also incomplete. Southern Water has identified that no proper drainage details have been provided, and there are existing water mains and sewers on site that haven't been properly addressed. The developer hasn't worked out where waste water and rainwater will go, or how they'll protect the existing utilities. This demonstrates how poorly thought through the whole proposal is.

I urge the planning committee to reject this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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