

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 12 December 2025 08:59:15 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 8:59 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:	59 Lambs Farm Road Horsham
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### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>

Comments:	I wish to object to this planning application.
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The proposed dwelling would sit extremely close to the boundaries of several houses - far closer than is typical. A building

positioned directly in front of a row of existing homes would inevitably feel overbearing, reduce outlook, and block natural light. The application claims minimal impact on neighbours, yet provides no convincing evidence to support that claim.

Emergency access is also a concern. If a new dwelling is built directly in front of these houses, how would a fire engine reach the properties in an emergency?

The plot cannot be reached by any proper vehicle route. The only possible access for construction traffic would be across the public green, which is used daily by families, dog walkers, and residents from surrounding streets. Bringing heavy machinery onto this space would be unsafe and entirely inappropriate.

This green is one of the few open areas where children can play safely within sight of nearby homes. Construction traffic would present a clear and avoidable risk to both children and elderly residents, and any long-term alteration would significantly change a space the community relies on.

Vehicles moving across the grass would churn the surface, creating ruts and mud, and leave the area unusable for extended periods. Excavation for utilities would disturb the ground further and prolong disruption.

This field is regularly used by residents from several streets. Introducing construction traffic, and then a dwelling at its edge, would change the character of the space and create safeguarding concerns for children who currently play freely.

A large storm drain runs beneath the field. Has any assessment been carried out to confirm it could safely bear the weight of construction vehicles or excavation work? If not, why is such a significant risk being overlooked? There are also pipes and telecommunication lines close to the site. Construction activity could damage this infrastructure, potentially disrupting services to surrounding homes. If any of these services were damaged, how would repairs be carried out safely and effectively with a house in place on the site?

Rowlands Road is a narrow dead-end street with limited turning space and already-pressured parking. Where would construction vehicles park, load, or unload? Where would skips be positioned? And if the answer is "on the field," how could it remain safe for public use?

It is difficult to see how a single new dwelling could justify such wide-ranging impacts on safety, access, amenity, infrastructure, and the character of a well-used community space.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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