

From: Planning@horsham.gov.uk
Sent: 10 December 2025 14:38
To: Planning
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 10/12/2025 2:37 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:	18 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">- Design- Highway Access and Parking- Loss of General Amenity- Other- Privacy Light and Noise
Comments:	Dear Hannah Darley, Following your recent letter, as a local resident, I'm writing to strongly object to the planning application of DC/25/1899, a one storey bungalow on the land South of Amberley Close Playing Fields/Rowlands Road. There are multiple concerns regarding the application, which concerns me and the local community.

Firstly, the plans to construct and build a property on this land where there is no appropriate access. Footpaths to the land are unsafe for machinery, and alternative means require accessing via a children's playing field and football pitch, which is frequently used. This would be extremely unsafe for the users of the playing fields, which includes children, local residents, dog walkers and general public. Using the playing fields for such work, would cause damage to the amenities making the field and facilities unusable for the community. What is even more concerning, the planning application and neither the council's preliminary report doesn't highlight this as an issue or addresses this.

Secondly, parking on Rowlands Road is already very limited, resulting in many car users having to park on the footpaths as all parking bays are full. An additional property to the area would increase the traffic on the road, creating further problems with parking. The WSCC Highways acknowledges that for the proposed property size, they would expect a minimum of 2 additional cars. The application only draws attention to the public transport available and doesn't address where additional cars would go.

In addition, the proposed plans would impact on the light levels for all residents of 9 to 20 Rowlands Road, as well as the privacy for these residents. As highlighted in the plans, due to the location of windows and low level boundary hedges, residents would be able to look directly into each other's properties.

Other concerns to raise include:

- A water main which provides water to the surrounding houses, is located underneath the land they propose to build on. For the owner to complete any work to reposition this, would require work being completed in the adjoining land and again, impact the use of the amenities.
- Overhead communication lines currently hang over the land to provide connections for the surrounding properties, the application doesn't highlight this - I presume these cables would not be permitted over a property.
- The application also highlights 'No' to all areas under the contaminated land section. However the land was previously a pig farm in the 1960's and therefore this would require a reassessment due to microbiological contamination levels.
- We also have bats, deers and hedgehogs that habitat in the local area, and therefore building would impact on the local wildlife.
- Finally the overall impact on the neighbourhood, including privacy, dust, development noise, parking conditions, vibrations, and safety risks.

Based on all of the above, I strongly urge that this application is denied.

Kind regards,

[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**