

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 17 December 2025 20:00:58 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 17/12/2025 8:00 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: Pollards Hill Farm Worthing road Horsham

### 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>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>1.Loss of protected and valued green space The land forms part of an established and long-standing communal green area associated with Amberley Close Playing</p>

Field. It has been used by the local community for decades for recreation, informal play, and access to open space. Its loss would permanently reduce community amenity and set an undesirable precedent for further erosion of green spaces within the estate.

2. Harm to residential amenity

The proposed dwelling would be located directly in front of existing homes, resulting in a significant loss of outlook, loss of privacy, and potential loss of light for neighbouring residents. The introduction of a dwelling in such close proximity would fundamentally alter the character of the area and negatively affect the reasonable enjoyment of surrounding properties.

3. Highways and safety concerns

There is no appropriate vehicular access to the site. Any access would require vehicles to cross or utilise the playing field, which is regularly used by members of the public, including children. This presents clear health and safety risks and is unsuitable for both construction traffic and future residential use.

4. Parking pressure

Rowlands Road already experiences limited on-street parking. The addition of another dwelling would increase parking demand, exacerbate congestion, and negatively impact existing residents.

5. Impact on the playing field and its use

Construction activity and ongoing residential use would adversely affect the usability of the playing field, including disruption, noise, and reduced space. This conflicts with the importance of safeguarding recreational land for current and future community use.

6. Inappropriate development and precedent

Developing a dwelling on this land represents an inappropriate form of infill development that does not respect the established layout or character of the area. Approval would create a precedent for further development on remaining green spaces within the neighbourhood.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**



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**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E  
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