

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 29 January 2026 14:16:57 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/2011  
**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 29/01/2026 2:16 PM.

### Application Summary

Address:	Rowhook Hill Farm Bognor Road Broadbridge Heath West Sussex RH12 3PS
Proposal:	Change of use of building to flexible/dual use. Vehicle sales workshop for display and sale of vehicles together with vehicle preparation, valeting and carrying out of pre-sales safety checks (Sui Generis), office and MOT centre (Use Class E(g)). Installation of new windows and mezzanine.
Case Officer:	Daniel Holmes

[Click for further information](#)

### Customer Details

Address:	Dairy Barn Bognor Road Broadbridge Heath
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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"><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></ul>

Comments:

Reference: DC/25/2011

Site Address: Rowhook Hill Farm, Bognor Road, Broadbridge Heath, West Sussex RH12 3PS

Proposal: Change of use to flexible/dual use (Vehicle sales, preparation, valeting, MOT centre, and office) including installation of new windows and mezzanine.

Dear Planning Department,

I am writing to register a strong objection to the above planning application. As an immediately adjacent resident, I believe this proposal represents an unsustainable intensification of a rural site that will have a devastating impact on my domestic amenity and the surrounding countryside.

Previous applications for this site have not been approved - not least because they were determined Unsuited.

#### 1. Overly Broad and Ambiguous "Flexible" Use

The application seeks a "flexible/dual use" under Sui Generis and Class E(g). Just by utilising these broad categories, the applicant is seeking utmost flexibility to conduct multiple activities simultaneously-including vehicle sales, MOT testing, and valeting; that address location having that amount of space they seek to flexibly and dually use as the application points out.

The application lacks real clarity regarding the intensity of these uses.

Furthermore, the omission of intended hours of operation suggests an intent to operate 'flexibly' possibly early mornings into evenings and weekends, which is wholly inappropriate for a residential rural setting.

#### 2. Nature of the Existing Structure

The structure in question is as a matter of fact a temporary container, not a permanent building. This application appears to be a back-door attempt to formalise and make permanent a structure that is inherently temporary. Adding windows and a mezzanine level to a container does not change its nature; it merely intensifies an unsuitable site.

#### 3. Impact on Residential Amenity and Well-being

Historically, this site operated as a luxury car showroom with very infrequent visitors and negligible noise due to that.

The proposed change would be transformative and detrimental:

Privacy: The proposed mezzanine and new windows in this tall container will provide a direct, elevated line of sight into my home and private outdoor spaces.

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Loss of Tranquillity: The switch to a multi-purpose workshop (the use is precisely Workshop in the application) together with an MOT centre will result in a constant "not insignificant" impact on me and my family ability to live peacefully in the countryside.

Displacement: The potential for constant disturbance is so great that, if approved, I feel I would be forced to relocate from my home.

#### 4. Highway Safety and Access

The photos of the road provided in the application are misleading. This is a busy, fast major road that already suffers from peak-hour congestion and speed.

Traffic Blockage: Increased vehicle movements for MOTs and sales will create "rat-running" and traffic jams. This will have an impact on residents, especially immediate neighbours entering and leaving their home.

Unsafe Manoeuvring: There is insufficient space to get into on-site for waiting vehicles or transporters, meaning cars will likely wait or manoeuvre on the highway, making it dangerous for residents to enter or leave their own properties.

#### 5. Noise, Pollution, and Environmental Impact

The industrial processes associated with vehicle preparation and MOT testing involve noise, vibration, chemicals, fumes, and dust. That is a fact; regardless application states not car repair, the application is very broad.

Water Neutrality: The inclusion of valeting services should be a major concern given water shortage and neutrality constraints in this area.

Pollution: The open nature of the site means that noise from air tools, engine testing, and valeting equipment will carry directly to neighbouring domestic properties; literally directly into my private space, with risk of not being able to safely have windows and doors open.

#### 6. Lack of Sustainability and Policy Alignment

This development is not "smart growth" or rural regeneration; it is the encroachment of such activity into the countryside. It does not align with the National Planning Policy Framework (NPPF) as it fails to improve the environmental or social conditions of the area. Regardless the lifted quotations, that is not the intent from broad application.

There is no real social benefits to the community and instead erodes the rural character of the landscape.

#### 7. Support of Parish Council Concerns

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I would like to draw the Case Officer's attention to the comprehensive and considered objections raised by Warnham Parish Council.

I echo their concerns regarding the "over-intensive use of the site" and the "undesirable precedent" this would set for inappropriate development in our rural community.

**Conclusion**

This proposal is a significant departure from the site's previous low-impact use. It will result in a loss of amenity through noise, fumes and more, and loss of privacy, while creating a genuine hazard on an already busy road.

I respectfully request that the Local Planning Authority refuses this application.

Sincerely,

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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, Albery 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 aton