

From: Tara Everson <tara@planitconsulting.co.uk>
Sent: 29 January 2026 11:17:51 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "baynards@baynards.com" <baynards@baynards.com>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Hi Daniel

I've looked at the 2 x consultation responses and there appears to be some misunderstanding as to the site/what is being proposed.

I note that the application site description has omitted reference to Baynards Motor Company. The correct address was chosen on Planning Portal (see below) but somehow is incomplete on the subsequent application form.



However, anyone reviewing the application would be clear as to which site/building is involved.

The building is already in use as a vehicle sales/valeting/preparation workshop; the only change sought is for an additional use as a MOT centre.

The existing structure is not a temporary container. You will have noted this on site and there are photos in our statement. The site has been established as a commercial site for over 40 years, evidenced by the planning history.

We note the Parish Council's acknowledgement that the site has operated as a car premises with very infrequent noise or disturbance. However, they raise concern about "*increased noise, disturbance and activity, potentially from early morning onwards. Activities such as vehicle movements, valeting, MOT testing and workshop operations would have a material adverse impact on the living conditions of nearby residents.*"

To make clear, the building is already in a lawfully established use as a vehicle sales workshop for display and sale of vehicles together with vehicle preparation, valeting and carrying out of pre-sales safety checks. There are already vehicle movements, valeting and workshop operations. The Parish Council acknowledge this noise is acceptable.

The only new element is the MOT centre. This is a Class E(g) use which, by its very definition, is a use which can be carried out in any residential area without detriment to the amenity of that

area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. There will be no material change in operations on site above those that already exist, and certainly no greater impact on neighbouring amenity.

Water neutrality is not a material consideration. Valeting is part of the existing, established use. The proposed MOT element does not require valeting.

We suspect that the Parish Council has reviewed the wrong site. They raise concern about creating an undesirable precedent, "similar to the caravans located in an open field nearby". The application building is at the front of the site. The applicant does not own any fields to the West.

We have also read the EH officer's comments. The suggested conditions are not relevant, as they relate to the construction of a building (our proposal is simply change of use of existing).

A noise impact assessment is also unnecessary. As the information provided with the application explains, the additional MOT use is a use that can be carried out in a residential area without having a noise impact. To clarify, the Government's website below sets out what happens during an MOT test.

<https://www.gov.uk/government/publications/car-parts-checked-at-an-mot/car-parts-checked-at-an-mot>

If you do have any concerns, please can you let us know so that they can be addressed.

Kind regards, Tara

Tara Everson MRTPI

Planit Consulting

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 20 January 2026 10:52

To: Tara Everson <tara@planitconsulting.co.uk>

Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Hi Tara,

I don't have any comments at this stage but will be back in touch if I need anything more and my recommendation.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



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From: Tara Everson <tara@planitconsulting.co.uk>

Sent: 19 January 2026 10:56

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Dear Daniel

I see you are the planning officer for this application and understand from the applicant that you visited the site last week.

Do you require any further information or clarification on any point? Do you think you'll be able to recommend the application for approval?

Kind regards, Tara

Tara Everson MRTPI

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