

WARNHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE 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.
REFERENCE:	DC/25/2011
RECOMMENDATION:	Strongly Object

he Parish Council considered the above planning application and wishes to register a strong objection to the proposal for the reasons set out below.

1. Overly Broad and Unclear Application

The Parish Council considers that the application is widely worded and lacks sufficient clarity and control over the intensity and nature of the proposed uses. The flexible/dual use described would allow a range of activities to occur simultaneously, including vehicle sales, preparation, valeting, MOT testing and office use, resulting in an over-intensive use of the site.

2. Nature of the Existing Structure

The existing structure on the site is a temporary container rather than a permanent building. The Parish Council is concerned that the proposal seeks to intensify and formalise commercial activity within a structure that is inherently temporary in nature. It is also noted that previous planning applications relating to this site have not been approved, indicating ongoing concerns regarding the suitability of the site for development of this type.

3. Impact on Residential Amenity

There are residential properties adjacent to and surrounding the site, with at least four neighbouring homes in close proximity. Historically, the site has operated as a luxury car premises with very infrequent noise or disturbance.

The proposed development would significantly alter this situation and is likely to result in 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.

4. Highway Safety and Access

The site is accessed from a busy road subject to a 60mph speed limit and already experiences peak-hour congestion, speeding and rat-running traffic. The Parish Council is concerned that the proposal would increase vehicle movements in and out of the site, making it more difficult and unsafe for neighbouring residents to leave and return to their homes.

There is also insufficient space on the site for waiting vehicles, vehicle display and operational requirements, increasing the likelihood of congestion and unsafe manoeuvring.

5. Noise, Pollution and Environmental Impact

The open nature of the site and the temporary container structure means that multiple activities could take place simultaneously, including vehicle movements, valeting and MOT testing. This would generate considerable noise, air pollution and disturbance.

The Parish Council is particularly concerned about the use of water associated with valeting activities in an area affected by water neutrality constraints, which have not been adequately addressed within the application.

6. Impact on Character and Landscape

The proposed development would have a detrimental impact on the character of this quaint rural area. The intensification of commercial activity would erode the open nature of the site and harm the landscape setting.

There is also concern that approval of this application could set an undesirable precedent, potentially encouraging further inappropriate development in the area, similar to the caravans located in an open field nearby.

7. Community Impact

Developments of this nature fundamentally change communities, landscapes and the general wellbeing of residents who have chosen to live in the area for its rural character and relative tranquillity. The Parish Council considers that the proposal would undermine these qualities.

Conclusion

For the reasons outlined above, the Parish Council strongly objects to planning application DC/25/2011 and respectfully requests that the Local Planning Authority refuses permission.

NAME:

OPTIONAL

DATE:

2⁰th Jan 2026