

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 March 2026 09:23:17 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0271
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 07/03/2026 9:23 AM.

Application Summary

Address:	Sussex Topiary Naldretts Lane Rudgwick Horsham West Sussex RH12 3BU
Proposal:	Permission in principle for the erection of up to 9no. self-build park homes
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Pensfold Naldretts Lane Rudgwick
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	Currently there is approval on this site for 8 gypsy pitches and an allowance for 26 cars, the additional proposal is for a further 9 self build park homes with an allowance for another 18 cars and these are just the cars living on the site not including deliveries, visitors etc. Naldretts Lane is a quiet no through country lane that ends as a

private road/bridleway/footpath so is used constantly everyday by many horse-riders, cyclists and walkers with dogs all of which have to navigate the lane from Sussex Topiary to The Haven which has a blind corner, just with the current traffic allowance is more dangerous now than it was 2 years ago.

This application should not be approved for the following reasons;

Inadequate Access and Highway Safety:

The lane is too narrow for the increased traffic volume. There is a distinct lack of passing places or pavement in the lane, which poses a danger to pedestrians, cyclists, dog walkers, horse riders and existing road users. The only passing place has arisen as an improvised space created due to cars being forced onto the verge. The location with its lack of public infrastructure such as transport links nor any close proximity to a range of essential services and facilities will result in a car dependent development which the lane will simply not be able to cope with. It is already deteriorating under the current conditions.

Infrastructure and Sanitation Concerns:

The lack of detailed sanitation plans poses a significant environmental and health risk. Currently water runs from the site and sits in the lane and ditches, the site is on a slope and there has been no proper drainage considered to date nor in the new proposal.

Impact on Rural Character and Overdevelopment:

In the supporting document Bucks Green is described as a built up area, what defines this with the area being mainly residential? Nine further units on this site are out of scale with the rural setting, constituting overdevelopment. The proposal is completely out of character with the existing landscape and with no Design statement there is no indication of how this development will look from the lane.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton