

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 April 2026 13:15:54 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DISC/26/0123
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 27/04/2026 1:15 PM.

Application Summary

Address:	Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ
Proposal:	Application for Approval of Details Reserved by Condition 5 to approved application DC/20/2607 (APP/Z3825/W/21/3283823)
Case Officer:	Sophie Moore

[Click for further information](#)

Customer Details

Address:	6 Dadswell Drive Billingshurst
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise
Comments:	As immediate neighbours to the site, we are grateful that the applicant intends to continue using the Wooddale Lane route for construction access instead of Dadswell Drive for the next phase of development. Dadswell Drive was never designed or intended to accommodate this proposed level of construction site traffic, let alone the upheaval of vehicular movement for residents of the new development, so we are thankful that Bellway have acknowledged this and taken appropriate steps to move site access over to

Wooddale lane.

As for this proposed CEMP, it is important that this section regarding working hours is addressed and corrected:

Paragraph 3.3 states

- General site working hours will be as follows:
- * Monday to Friday - 08:00 to 18:00 hours
- * Saturday - 08:00 to 13:00 hours
- * Sundays and Bank Holidays - No working to take place.

This contradicts condition 18 of their outline planning permission DC/20/2607, granted on appeal by the planning inspectorate, that states:

- Hours of demolition and construction activities (including deliveries and dispatch) shall not take place other than between the hours of 08.00 - 18.00 on Mondays to Friday, 09.00 - 13.00 on Saturdays and shall not take place at any time on Sundays or Bank or Public Holidays.

Site operations commencing at 08:00 on Saturdays will not be acceptable. Since site activity began in December 2025 It has already been noticeable on weekdays when they are getting ready to start at 08:00, with digger engines starting and warming up from 0730 and with multiple occurrences of plant operations, deliveries and tipper lorries unloading well before the 08:00 start time it has already become a nuisance to us neighbours. They cannot be allowed to disrupt us from 08:00 on Saturdays and this must be corrected in their CEMP to their permitted Saturday times of 09:00 - 13:00, and as such is the reason for us objecting to this application.

In addition to this, I'd like to point out that so far since site operations began on December 1st 2025, the applicant has been reported for multiple breaches of planning conditions and disruption to neighbouring residents.

EN/25/0419 - Alleged: breach of condition 5 of DC/20/2607 (discharged by DISC/25/0055) (CEMP) - works have commenced on site without neighbour consultation or site manager details available.

- It took from site operations beginning on December 1st 2025 up until 4th February 2026 after we tried multiple times to contact Bellway when any attempt of neighbour consultation took place. By which time we had multiple health and safety concerns and issues to raise but with no information on how to report to site management. Thankfully was eventually set up and distributed to the wider estate, with their site contact information and notice of major works now published on their website and mailing list.

EN/25/0436 - Advertisements erected without advertisement consent.

- Huge off-site advertising billboards for the development were erected along Hilland Road in December 2025 without permission and on land managed by Amblehurst Green. One billboard has since been removed but the other still remains without any planning permission granted (pending approval in DC/26/0049).

EN/26/0012 - Alleged: Non compliance with details approved under DISC/25/0252 in connection with the Construction Environmental Management Plan submitted to discharge condition 5 of DC/20/2607 (routing of construction vehicles).

- Multiple incidences of HGV delivery lorries incorrectly trying to access the site through Dadswell Drive. The HGVs would then get stuck and have to reverse and manoeuvre out of the cul-de-sac without a banksman, having to mount the pavement causing near-miss incidents with pedestrians and parked cars, particularly during peak morning hours. After multiple complaints and with no method to contact site management at the time, Bellway have now affixed two "NO ENTRY TO CONSTRUCTION VEHICLES" signs at the entrance to Dadswell Drive, which so far has lead to no new incidents. We hope this will still be the case now that site deliveries and HGV movements will be ramping up as construction begins, but at least now we have the site management emergency contact details.

EN/26/0033 - Alleged: Breach of condition relating to working hours in connection with application DC/20/2607.

- Regular breaches of site operating hours, with frequent digger movements and deliveries beginning from 07:30 causing disruption.

In addition to these, there have been two separate incidents in which plant has been left running overnight, causing noise disruption to all neighbouring properties with noise readings averaging 65 decibels measured from my back garden. In the first occurrence a machine was left in operation from 19:00 right through the night until 08:00 the next morning. Bellway's complaint team advised me that it was a pumping machine that wasn't shut off correctly when vacating the site for the day and that a float switch caused it to power on again and remain on all night. They then provided me with the site managers emergency contact number if it were to happen again.

Sure enough, one week later it happened again. I contacted the site manager at 19:30 and after one hour he returned to site and powered off the equipment.

We really hope that this doesn't happen again and that the site operatives take greater care in the operation of their machinery, especially from a health and safety perspective with neighbouring properties so close to the construction site area.

With all of these issues it hasn't painted a very good picture for the applicant and their working methods so far, but we hope going forward that HDC can keep on top of them and keep them compliant. We will continue to report any concerns to the site management as well as HDC planning enforcement and the HSE if necessary.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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