

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 March 2026 16:03:16 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 4:03 PM.

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:	August Cottage, 6 Haven Road Bucks Green Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I strongly object to the application for Permission in Principle to create a park homes development at the Sussex Topiary, Naldretts Lane. It is an unacceptable proposal in terms of location, land use and the amount of development. It would result in harm to landscape character and exacerbate concerns relating to both

highway safety and the welfare of residents. The grounds for my objection are set out below.

1) Unsustainable location

The site lies outside the Rudgwick built-up area boundary and is located in the open countryside. It has not been identified for strategic development in the Local or Neighbourhood Plans. There are two sites within about a mile of this location that have already been evaluated and designated in the HDC draft Local Plan, with the potential to provide around 100 new homes in the parish. There is no unmet local housing need that requires a park home estate to be built in Naldretts Lane.

In addition, the site is not within convenient walking distance of shops, schools, health services or public transport. Any future residents would, therefore, be heavily reliant on driving to local services, meaning this development would not comply with sustainable development requirements.

2) Harm to landscape

The site lies in the G3 Slinfold and Five Oaks Wooded Farmlands Landscape Character Area. The key characteristics of this landscape are

- gently undulating wooded landscape
- small hedged pastures and some larger arable fields
- extensive coppiced woodland
- historic farmsteads dispersed along winding lanes
- a largely rural character.

This describes exactly how the Naldretts Lane area currently is. The surrounding land use is typified by low-intensity agricultural and equestrian activity together with sporadic, often historic, housing. A densely-packed park homes development would introduce an unsuitable suburban form of residential development into this landscape and erode its rural character.

3) Contrary to HDPF Policy 26 - Countryside Protection

Horsham District Council has previously raised concerns with how development on the Sussex Topiary site conflicts with HDPF 26, which sets out to protect the countryside from inappropriate development. For example, in March 2021, HDC's Statement of Case relating to planning appeal APP/Z3825/W/20/3253886 said: 'The proposed development would be of a number and scale that would result in a significant intensification and increase in the level of activity on the site within a countryside location. The proposal would result in a level of activity in the countryside which would dominate the sporadic residential development that defines the settlement. In addition, the proposal would fail to retain the rural character and undeveloped nature of the countryside.'

That case related to only four gypsy pitches. The current proposal seeks permission in principle for a development of more than double that scale and would therefore result in an even greater level of intensification within a countryside location.

4) Not grey belt land

The application refers to the site as 'grey belt' land. This is incorrect - there has never been any green belt land in this area, therefore there can be no grey belt land. The site should instead be viewed as undeveloped agricultural land in the open countryside and developing it would represent an unwelcome and unjustified encroachment into the countryside. There would also be an associated further loss of overall biodiversity on the site, contrary to HDPF Policy 31.

5) Highway Safety

Naldretts Lane is a narrow, single-track rural lane. It only has a pavement in the first part of the lane, where there are two rows of cottages. There is a blind bend a short distance from the entry to the Sussex Topiary site - near misses are common. The lane is also a valued recreational resource used by walkers, runners, cyclists, horse riders and parents with children, many of whom use the lane to access the Downs Link and nearby public rights of way. The lane has often served as a natural play area, where children can learn to ride bikes, skateboard, etc.

Even before this latest application, residents have continually raised highway safety concerns in respect of development on this site. The additional traffic associated with nine new homes will only add to the problems of too much fast-moving traffic on a lane that is suitable only for very light use.

West Sussex County Council Highways has acknowledged in its application response that the proposed development would represent a 'material intensification of use.' They also acknowledge that vehicles use 'informal passing places' without explaining what that means in practice. There were previously continuous verges on either side of the road from the end of the cottages up to the bend, often full of wild flowers. The verge on one side has been totally worn away, due to the continual need for vehicles, including trucks and delivery vans, to pass. The resulting passing place is an ugly eyesore. Where the lane goes past the cottages at the start of Naldretts Lane, the pavements are frequently used as passing places, endangering non-motorised users and those exiting in vehicles out of their properties.

This proposal, with its associated increased traffic movements, would further urbanise a rural recreational lane and inevitably increase the potential for conflict between vehicles and vulnerable

road users.

6) Impact on residential amenity

Policy 33 of the HDPF requires development to be designed in a way that avoids 'unacceptable harm to the amenity of occupiers/users of nearby property and land.' Residents have repeatedly voiced concerns relating to infrastructure and site management, linked to both established residential occupation of the site and the seasonal campsite. We are particularly concerned about the on-going management of sewerage at the site and the run-off of foul water into the ditch outside the site, creating environmental and health hazards.

We value and take pride in where we live and its unspoilt, tranquil nature. For example, residents using the lane voluntarily respond on a continual basis to an ever-present littering challenge, which increases with the influx of more people in the camping season.

Introducing a permanent park homes development, sited adjacent to Naldretts Lane, would inevitably increase activity levels and place even more pressure on local infrastructure. This would exacerbate current amenity concerns for nearby residents and users of the lane, having a negative impact on our welfare and wellbeing.

For all the reasons outlined, I request that this application is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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