

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 February 2026 14:21:25 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0049
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 23/02/2026 2:21 PM.

Application Summary

Address:	Bellway Homes Development Site Wooddale Lane Billingshurst West Sussex
Proposal:	Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.
Case Officer:	Matthew Porter

[Click for further information](#)

Customer Details

Address: 14 Dadswell Drive Billingshurst

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Privacy Light and Noise - Trees and Landscaping
Comments:	Whilst we approve of this location for the sales office as part of the wider construction phase plan and are aware of its benefits, we don't approve of the plans and details in this iteration and would like the applicant to address and clarify these items before we can give it our support.

Privacy-

My main concern with this sales office is regarding our privacy. Bellway have given us verbal assurances that they will work with us to ensure sufficient screening is put in place prior to the installation of this sales office, but this is not mentioned or guaranteed at any point within this application. We would like written assurances as part of this planning application so that they have a clear written obligation to implement these measures to protect the privacy of Residents

The sales cabin is going to be located at the end of residents garden where they have 1.75-metre high open-style fencing, as do all of the properties around the external perimeter of Dadswell Drive, giving a view out into the nature and the fields beyond. Without temporary screening, all of the Bellway sales staff and their customers will have a clear and unobstructed view into there garden and living room when using the sales suite and particularly when walking the temporary footpath to the showhome. We would like it to be noted in the application that the applicant will take a proactive approach in working with us to agree and implement suitable screening that is both effective in protecting family's privacy, and not be obstructive to wildlife that frequently use this corridor. This may require an update to drawings depending on if a proposed hedge or fencing solution is agreed upon. It is also important that this temporary screening is removed once the sales period is completed in two years' time as the open fencing is an important feature to gardens and we don't want any permanent installations that might spoil this view.

Sales Area Landscape Masterplan: 3360-APA-ZZ-XX-LA-L-1003, REV P01, shows an "existing hedgerow" that supposedly runs the entire length of the south-facing side of plot H7 (Dadswell Drive) right up past our garden. This is not accurate as the hedge extends no more than 10-20 metres back from the Hilland Road side, and is minimal in size at less than 1 metre tall, not giving any privacy screening at all.

We also acknowledge that this new footpath that leads to the showhome by means of cutting through scrub 'G3' is of a temporary nature and is to be removed and restored once completed. As such, we would like more assurance regarding how this will be achieved. Could they put a fence up to close the gap while the hedging and trees are established? It is very important that this gap in the scrub isn't left open to people trying to use it as an unofficial cut-through for residents once the development is completed, not only for disturbing existing and future habitats within the scrub, but also for our privacy.

Signage-

Signage seems a little excessive for what is a commercial building in a solely residential area. Building in this area was completed

four years ago, with the wider Amblehurst Green development completed one to two years ago. The reintroduction of new developer signage is not appropriate, especially as the development isn't even in the Amblehurst Green management area.

The proposed signage document and map show three lamppost banner flags in an area where there is only one existing lamppost. Do you plan on erecting new lampposts, or will these be on newly erected flagpoles, which again is excessive and not appropriate?

The BH1 monolith sign is a huge 3-metre tall and 1.6-metre wide sign that is going to be placed directly outside of the bay window at the southern-facing side of the house at the end of Nineacres, eclipsing their window and blocking their access to sunlight.

No comments from the applicant over the two huge billboards that have already been put up and still remain in this location since December 2025 without any planning or advertisement consent. Enforcement case: EN/25/0436.

Additionally, wouldn't this amount of proposed signage require its own application for advertisement consent?

-The Cabin-

The plan and Elevation C of the cabin in drawing number 07711(06)-02-102 do not match. The plan shows a window and a door on Elevation C, yet these are not included on the elevation drawing itself. I note that an annotation describes the drawings as a 'concept' to be confirmed, but we would like to know at this stage whether there will be windows or doors on the rear, as again, this could impact our privacy. We would like to request a revision of these drawings to confirm.

Another revision we would like to request is confirmation of the placement and size of the cabin in context within the site. The length and width appear to be inconsistent from drawing to drawing (the change between the Landscape Masterplan and the Signage Location plan is particularly noticeable).

More information is required regarding the floodlighting and its illuminating hours. The application does not mention the proposed hours of operation. We would request that at the very maximum, the illumination be during the sales office opening hours. We would also like clarification as to whether any of the signage is illuminated either internally or externally, information that would be expected in an advertisement consent application.

Will there be any external CCTV on the cabin, and is this likely to infringe on the neighbouring residents' privacy? Will audio be recorded too, and where will the footage be stored?

What are the sales cabins' operating hours? Sundays too?

There's no mention of the planned water servicing for the cabin and how they will deal with their fresh water and sewerage. Are they going to be using tanks and where will they be located? If they're not connected to the main sewer, then how often can we expect tankers to service the site, and at what times?

The location of this proposed cabin sits directly on top of the existing below-ground high voltage power cable at a depth of 1 to 2 metres, as noted in the cable easement plan provided by our developer upon our house purchase. So this likely means no sewerage or water services can be buried at this location and likely limits the amount of digging they can do.
-Site restoration-

Once the sales period is complete in 2028 and the cabin is removed, can we expect this land to be restored and handed back over to the Amblehurst Green management estate within a timely manner? Will this be added as a condition? An indication of time needs to be agreed so we don't sit with a nasty wasteland for months or years after they've vacated.
Same goes for the footpath too. A timeline needs to be set and followed by the applicant.

We also need assurances regarding the removal of the footpath and closure of the gap in the scrub.

No mention of the removal of the dropped kerb onto Hilland Road either. This needs to be addressed and guaranteed of its removal upon vacating the site and restored to its current condition.

We appreciate your support in the consideration of our comments.

Kind regards

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