From: Tara Everson <tara@planitconsulting.co.uk>
Sent: 25 February 2026 08:55:07 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "baynards@baynards.com" <baynards@baynards.com>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath
Attachments: MOT process.docx

Hi Daniel

Thanks for your email.
We have provided some additional information below, next to your points.
Please confirm that this is acceptable and that the application can be approved.
We are happy to agree a one-week extension of time to ensure this gets reviewed/agreed timely.

Kind regards, Tara

Tara Everson MRTPI
Planit Consulting

Office: 01483 415753
Mobile: 07887 485598 (via WhatsApp)
Email: tara@planitconsulting.co.uk
Website: www.planitconsulting.co.uk
Address: 3 Innovation Place, Douglas Drive, Godalming, Surrey GU7 1JX



From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 24 February 2026 13:24
To: Tara Everson <tara@planitconsulting.co.uk>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Dear Tara,
Apologies for missing this extension of time request. Following consultation and internal review, the LPA considers that additional information is required in order to fully assess

the potential impact of the proposed MOT use on the amenities of neighbouring residential properties.

This request is made to better understand the nature and intensity of the activities proposed, rather than to revisit the established lawful use of the site. To assist in progressing the application, please could you provide the following:

- A brief written specification of the MOT operations proposed, including the type of equipment to be installed and confirmation of whether any fixed plant or machinery (e.g. compressors, brake testers, lifts, or extraction equipment) is to be used.

My email of 29th January included a link to the Government's website, which sets out what happens during an MOT test. I've attached a Word version for ease. https://www.gov.uk/government/publications/car-parts-checked-at-an-mot/car-parts-checked-at-an-mot

There is a lift; brakes are tested on roller wheels; a pipe is inserted into the exhaust; no compressor is used. As you can see form the MOT process attached, it's primarily a check of vehicle road worthiness, no servicing or repairs take place. Notting is removed form the car, it is visually checked and 'tapped'. No noisy tools are used.

- Details of how frequently MOT tests are anticipated to be undertaken (e.g. estimated number of vehicles per day/week). Each MOT has to be logged onto the DVLA system, which keeps you logged in for 45 mins-1 hour. The maximum number of MOTs that could be carried out would be one vehicle per hour.
- Confirmation that all MOT-related activities, including testing and any associated preparatory checks, will be undertaken internally within the building. Yes
- Details of any acoustic attenuation measures already present within the building (e.g. construction, doors kept closed during operation, etc.). The MOT element will use the side door, i.e., the door on the opposite side to neighbours. Doors can be kept closed during MOT checks although this really isn't necessary from a noise perspective.
- Proposed hours of operation for the MOT use. This will be the same as the current hours – 8am-6pm and Sat AM

This information will enable the Authority to determine whether the additional activity would give rise to any material change in noise or disturbance and whether any mitigation or planning conditions are necessary. At this stage, a formal acoustic assessment has not been requested; the intention is to establish a clear understanding of the operational characteristics of the use. The proposed MOT use will not be any noisier than the existing use, which includes vehicle sales workshop with vehicle preparation, valeting and carrying out of pre-sales safety checks.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190
Email: Daniel.Holmes@horsham.gov.uk

Horsham District Council

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

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From: Tara Everson <tara@planitconsulting.co.uk>
Sent: 16 February 2026 16:47
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Thanks, Daniel

We agree the requested Extension of Time.

If anything crops up following your manager's review, please let us know.

Kind regards, Tara

Tara Everson MRTPI
Planit Consulting

Office: 01483 415753
Mobile: 07887 485598 (via WhatsApp)
Email: tara@planitconsulting.co.uk
Website: www.planitconsulting.co.uk
Address: 3 Innovation Place, Douglas Drive, Godalming, Surrey GU7 1JX



From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 16 February 2026 17:11
To: Tara Everson <tara@planitconsulting.co.uk>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Dear Tara,
I have completed my assessment and have recommended for approval. This is subject to my Team Leader's agreement. Please may I request an extension of time for seven days from todays date (23/02/2026) to allow for the decision to be issued.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190
Email: Daniel.Holmes@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

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From: Tara Everson <tara@planitconsulting.co.uk>
Sent: 05 February 2026 09:06

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Hi Daniel

Thanks for this.

If you have share concerns about any of the issues raised by consultees, please can you advise so we can address.

Kind regards, Tara

Tara Everson MRTPI
Planit Consulting

Office: 01483 415753
Mobile: 07887 485598 (via WhatsApp)
Email: tara@planitconsulting.co.uk
Website: www.planitconsulting.co.uk
Address: 3 Innovation Place, Douglas Drive, Godalming, Surrey GU7 1JX



From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 03 February 2026 10:39
To: Tara Everson <tara@planitconsulting.co.uk>
Subject: FW: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Dear Tara,
Forwarding on the Parish Council's response for your records. I have informed them that WSCC have no objection concerning highway impact, but do let me know if you'd like to provide an additional rebuttal.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190
Email: Daniel.Holmes@horsham.gov.uk





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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Clerk Warnham PC <clerk@Warnham-pc.gov.uk>
Sent: 03 February 2026 09:07
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Good Morning Daniel

Many thanks for your email.. The council wishes to add the following.

Re the comments from the applicant, we were looking at the correct site.

Whilst the existing facility handles motor servicing and the like, the main concern was the tight access off the A29 that appears that has not changed.

Adding the opportunity to undertake MOT tests is it the applicant's intention only to MOT those vehicles already being serviced or intended to take customers just to have their vehicles MOT tested.

If it is the latter then where do waiting vehicles park, whilst the MOT bay is in use, is there the hardstanding area to accommodate the turnaround of vehicles.

This would be the council's main concern, as other facilities all seen to suffer with the parking of MOT vehicles, those waiting and those completed.

The rest of the proposal in creating a mezzanine floor for offices etc, the council has no objections nor the addition of new windows to the existing cladding but the existing site is so close to the road and tight in footprint, the council just can't see how sightlines to a 60mph road can be achieved with the existing access.

Therefore the council's original comments still stand.

Kind Regards

Louise

Mrs Shaw CiLCA CertofHE PSLCC
On behalf of Warnham Parish Council
Email: clerk@warnham-pc.gov.uk
Website: www.warnham-pc.gov.uk
The office will be open from 8.30am – 1.30pm Monday - Thursday

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 02 February 2026 09:57
To: Clerk Warnham PC <clerk@Warnham-pc.gov.uk>
Subject: FW: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Dear Warnham PC,
I note your response to strongly object to the above. The Agent has sent in the following comments and perhaps there has been some misunderstanding. Please could you review your response based on the comments below please.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190
Email: Daniel.Holmes@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

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circumstances.
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From: Tara Everson <tara@planitconsulting.co.uk>
Sent: 29 January 2026 11:18
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Cc: baynards@baynards.com
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Hi Daniel

I've looked at the 2 x consultation responses and there appears to be some misunderstanding as to the site/what is being proposed.

I note that the application site description has omitted reference to Baynards Motor Company. The correct address was chosen on Planning Portal (see below) but somehow is incomplete on the subsequent application form.



However, anyone reviewing the application would be clear as to which site/building is involved.

The building is already in use as a vehicle sales/valeting/preparation workshop; the only change sought is for an additional use as a MOT centre.

The existing structure is not a temporary container. You will have noted this on site and there are photos in our statement. The site has been established as a commercial site for over 40 years, evidenced by the planning history.

We note the Parish Council's acknowledgement that the site has operated as a car premises with very infrequent noise or disturbance. However, they raise concern about "*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*."

To make clear, the building is already in a lawfully established use as a vehicle sales workshop for display and sale of vehicles together with vehicle preparation, valeting and carrying out of

pre-sales safety checks. There are already vehicle movements, valeting and workshop operations. The Parish Council acknowledge this noise is acceptable.

The only new element is the MOT centre. This is a Class E(g) use which, by its very definition, is a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. There will be no material change in operations on site above those that already exist, and certainly no greater impact on neighbouring amenity.

Water neutrality is not a material consideration. Valeting is part of the existing, established use. The proposed MOT element does not require valeting.

We suspect that the Parish Council has reviewed the wrong site. They raise concern about creating an undesirable precedent, “similar to the caravans located in an open field nearby”. The application building is at the front of the site. The applicant does not own any fields to the West.

We have also read the EH officer’s comments. The suggested conditions are not relevant, as they relate to the construction of a building (our proposal is simply change of use of existing).

A noise impact assessment is also unnecessary. As the information provided with the application explains, the additional MOT use is a use that can be carried out in a residential area without having a noise impact. To clarify, the Government’s website below sets out what happens during an MOT test.

https://www.gov.uk/government/publications/car-parts-checked-at-an-mot/car-parts-checked-at-an-mot

If you do have any concerns, please can you let us know so that they can be addressed.

Kind regards, Tara

Tara Everson MRTPI

Planit Consulting

Office: 01483 415753
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Email: tara@planitconsulting.co.uk
Website: www.planitconsulting.co.uk
Address: 3 Innovation Place, Douglas Drive, Godalming, Surrey GU7 1JX



From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 20 January 2026 10:52
To: Tara Everson <tara@planitconsulting.co.uk>
Subject: RE: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Hi Tara,
I don't have any comments at this stage but will be back in touch if I need anything more and my recommendation.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk





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From: Tara Everson <tara@planitconsulting.co.uk>
Sent: 19 January 2026 10:56

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: DC/25/2011 - Rowhook Hill Farm Bognor Road Broadbridge Heath

Dear Daniel

I see you are the planning officer for this application and understand from the applicant that you visited the site last week.

Do you require any further information or clarification on any point? Do you think you'll be able to recommend the application for approval?

Kind regards, Tara

Tara Everson MRTPI

Planit Consulting

Phone: 01483 415753
Mobile: 07887 485598 (via WhatsApp)

Email: tara@planitconsulting.co.uk
Website: www.planitconsulting.co.uk



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