

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 March 2026 22:32:36 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 10:32 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: 5 Mill Cottages Naldretts Lane Rudgwick Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	I strongly object to the application for the erection of 9 self-build park homes at Sussex Topiary. Naldretts Lane is a quiet, rural lane used by many walkers, riders and cyclists. It is essentially a single-lane road. The Highways consultation points out that it has informal passing places, but

these have been created by the great increase in traffic in the lane which has already destroyed the wide verges which were full of wild flowers and grasses. There is also a 90 degree blind bend in the lane close the site access point which is very dangerous given that most of that traffic speeds down the lane. There have been some very near misses with all users of the lane and vehicles.

The HDC's Planning Framework document Spatial Objectives point no 7. states that the requirement is to 'locate new development in sustainable locations that respect environmental capacity' and to encourage the appropriate reuse of brownfield sites in sustainable locations.'

Point no 9. states that the Council is required 'to safeguard and enhance the character and built heritage of the district's settlements and ensure that the distinct and separate character of settlements are retained...'

Point no 10. states that the Council has 'to identify and preserve the unique landscape character and the contribution that this makes to the setting of rural villages and towns and ensure that new development minimises the impact on the countryside.'

Adding 9 park homes to the site does not meet any of the above requirements. The area is also outside the BUAB.

In the same document, District Character and the Natural Environment Policy 25 9.14 states that:

'The Council is seeking to maintain and where appropriate enhance the beauty and amenity of both the natural and built-up areas of the district. The potential for development to result in small changes which cumulatively impact on landscape, settlement character and the natural environment will be a key consideration, particularly in terms of the impact on smaller scale and local features.

The addition of park homes to the site will do nothing to enhance the area at all. Noise and light pollution from the site is already unacceptable, especially in the summer months and these will only add to it. Additional homes will make an already unsatisfactory and unsafe position far worse and will lead to urbanisation of the lane, eroding its rural character and more people failing to respect its quiet setting.

The park homes will not respect the character of the surrounding area and their design cannot relate sympathetically to the landscape. Their siting is proposed to be right next to a leafy lane.

There is no need for these extra homes as there are 2 sites in Bucks Green going through planning, totalling 96 houses, which will fulfil the local need and meets the allocation for the district.

Drainage is also an issue as the ditch bordering the site regularly floods the lane with foul waste water run-off.

To summarise, I strongly feel that the application should be refused on the basis that the park homes are inappropriate and harmful to the environmental character of the area. Increased traffic on the lane will further degrade its rural character and increase the danger to other users. There is no need for this extra housing and the harm that would result is unacceptable and unjustified. The Council should refuse the application.

Kind regards

Telephone:

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