

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 10:55:17 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 09/03/2026 10:55 AM.

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: 2 Wanford Cottages Haven Rd Rudgwick

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	I object strongly to any further development at the Sussex Topiary site and request that you turn this application down. 1. More homes are not needed as there are already sufficient sites in Bucks Green BUAB in the planning process. The Topiary is outside the BUAB in a rural area mostly comprising grazing for

horses and livestock, providing land and conservation management.

2. The site has been used as a pop-up campsite and in a few cases, year-round caravan living accommodation (excluding permitted Traveller pitches). This has aggravated the drainage and sewage problem, provision for which is completely inadequate. The run-off from the improperly used ditches has resulted in stinking water running down Naldretts Lane to the junction with Haven Rd. The smell is appalling, it must be a hazard to health and a danger to the environment. Any further development would require proper mains drainage.

3. The increase in traffic since the Topiary has been developed is markedly increased, dangerous and anti-social. Nine new dwellings would potentially mean 18 new vehicles using the lane and an increase in delivery vehicles. The bend just before the entrance to the lane is blind enough to make walking dangerous, especially as vehicles going in and out barely slow down. This is a rural lane (cul-de-sac) which leads to the Downs Link and has always been used principally by horse riders, walkers, dog walkers, children, cyclists and the occasional farm vehicle. An increase in vehicle traffic cannot be sustained.

4. Noise levels in the summer have become increasingly anti-social. Any higher noise level is not sustainable.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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