

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 12:45:01 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 12:45 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:	Warhams Naldretts Lane 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 - Privacy Light and Noise
Comments:	1) The application represents significant over development in the countryside and outside the settlement BUAB. It would be potentially harmful to the character of the area contrary to HDLP Policy 26.

There is no requirement for further development in the area given that there are currently proposals for close to 100 houses in Bucks Green and Rudgwick which fulfil local need.

2) The response from West Sussex Highways on the suitability of Naldretts Lane fails to reflect the reality on the ground and suggests that the development won't generate a significant intensification of movements and that in any case vehicles will be slow moving.

It is rare to drive along Naldretts Lane without encountering a pedestrian/dog walker who is then forced up on to the banked verge - acceptable if the driver takes care, but so often that is not the case. Drivers do speed along this single lane carriageway with ill-defined passing points (trashed verges, in effect) and the blind bend is a particular danger point, especially if the driver is unfamiliar with the Lane.

The provision of an extra 18 parking spaces suggests significant traffic intensification, and that is without considering deliveries and other movement to and from the development. There is already substantially more traffic during the summer when the 60-day pop-up campsite is in operation (50 pitches). There has to come a point when Highways have to acknowledge the unsuitability of the Lane.

3) The application places considerable emphasis on the usage of the site for the 60-day pop-up camping facility. It has no relevance to this park home proposal.

4) The inadequacy of the current sewage system is all too apparent to those passing the site. This has been highlighted before by Southern Water with no action on the part of the site operators other than clearing the ditches. Nine park homes/families would add considerably to the problem and there appears to be no proposal to mitigate the issue in this application.

5) The proposed development borders Naldretts Lane and is directly opposite the curtilage of a listed building, Warhams, and will have an adverse impact on the setting of that site.

6) Sight should not be lost of the fact that this is purely a commercial housing development and is not a Traveller Community application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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