

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 January 2026 11:03:30 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1993
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 18/01/2026 11:03 AM.

Application Summary

Address: Stonepits Manor Marringdean Road Billingshurst West Sussex
RH14 9HE

Proposal: Use of the land for the siting of 3no. glamping pods for tourist accommodation.

Case Officer: Daniel Holmes

[Click for further information](#)

Customer Details

Address: The Beeches Marringdean Road Billingshurst

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:
- Highway Access and Parking
- Other

Comments: We live in the house opposite the Private road that exits Marringdean Road.

No objections to the pods from the point the access departs the private road onto the gravel track.

We have 3 concerns:

1. That the layby opposite the Private road (outside The Beeches and Carmel) is not used as overflow parking, or trade/amenities vehicles being held. Often vehicles short term stop or park here and block our exit or block the view to safely exit our drive.

2. The junction on Marringdean road may need to be improved. Currently a private road with a footpath access. The footpath is not 'safe' as vehicles often come up and down the private road at speed. The surface is very degraded, the drainage worsening and sending more water onto the highway than into the ditches. More traffic may worsen this. The turn is a blind bend and pedestrians face oncoming traffic exiting the main road at 30+ mph with no warning. Speed control measures such as speed bumps could help here as force traffic to slow and send run off water into the ditches. I appreciate this isn't simple as the private road has multiple properties with rights of access and obligations to maintain.

3. Clear and appropriate signage from the road will warn customer traffic of the junction, warn of pedestrians in the private road on a footpath. This will reduce the chances of pod customers missing the turn a then using driveways, laybys and other exits to try and turn.

Kind regards

Telephone:

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**Horsham
District
Council**

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