

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 April 2026 19:35:26 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0185
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 03/04/2026 7:35 PM.

Application Summary

Address:	Land On The South West Side of Rowhook Hill Rowhook West Sussex
Proposal:	Regrading of land levels to form a hardstanding area associated with horticultural use.
Case Officer:	No case officer assigned

[Click for further information](#)

Customer Details

Address: 18 Speedwell Way Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	I object to this development due to its nature with particular concern regarding the increase in land levels and impact of the new entrance - now twice the size it was after several cubic metres of concrete has been laid, the associated roadway now

large enough to allow 8 wheeled low loaders to enter the site whilst the original being no more than a muddy track, and the storage of construction machinery and associated items within the site. Not only is construction machinery including diggers, bowers, mixers and trailers being kept there but a large storage building has been erected.

1. New Entrance - Safety and Suitability

The new entrance raises significant concerns in terms of highway safety and the type of traffic. The access appears to be inadequate in terms of visibility splays, particularly when considering existing traffic speeds and patterns. Any increase in vehicle movements, especially from construction and service vehicles, would exacerbate the risk of accidents. This is made worse by the new deer fencing which has been placed very close to the road and encompassing the WSCC road sign, although this wasn't erected by Mr Lord it has a massive impact.

Furthermore, the entrance does not appear to sufficiently account for pedestrian safety.

2. Roadway Design and Impact

The internal roadway layout also presents several issues. There wasn't any meaningful road way before Mr Lord purchased the site and the construction of the current one. The infilling of the natural water courses is now making the site a potential flood risk and has potential issues with neighbours and the nearby river.

In addition, the potential for increased noise, dust, and general disturbance from traffic movements has not been adequately addressed. Nearby residents will likely experience a deterioration in amenity, particularly if vehicle movements occur early in the morning or late in the evening which is likely for a builders yard.

3. Construction Traffic - this will and no doubt is causing concern to neighbours. The storage of construction materials and vehicles is against the current planning regulations as the site only has horticultural and not construction permissions. This site will not be used for horticultural use but for the storage of building materials and its associated traffic as Mr Lord has already told his neighbours.

Without a clearly defined and enforceable Construction Traffic Management Plan (CTMP), there is a strong likelihood that construction vehicles will:
potentially cause obstruction to existing residents and emergency vehicles whilst entering and exiting the site, lead to mud and debris being deposited on the public highway,
Increase congestion and reduce road safety in the local area.

4. Change in land levels - this is happened and must be stopped.

The increase in levels will and has led to localised flooding in neighbours properties. The infill has been used to increase the levels and has led to the infill of at least 2 natural water courses. The soil originally came from a new dug out builders yard which was constructed, it has been rumoured, and filled with building waste before hardcore was added. This may need to be investigated. as this would mean the potential infringement of waste dumping.

This application fails on every front.

1. It fails to provide safe access via the new entrance and it is in breach of its current planning permissions. The entrance was widened without permission and this must be reduced back to its original size.

2. That the internal roadway should not be allowed as there wasn't a similar one already in place prior to Mr Lord purchasing the site, construction traffic can not be effectively housed on the site given that there is no permissions to allow this currently.

3. The increase in land levels must not be allowed as this is and will cause problems with flooding. The natural water courses must be reinstated.

Until these issues are fully addressed with detailed, evidence-based solutions, the application should not be approved. Mr Lord must be forced to reinstate the land to the same condition as it was when he purchased it.

I respectfully request that the planning authority consider these concerns carefully and refuse the application with an order to reinstate the site to its original condition.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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