

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 21:59:27 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0687
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 02/06/2026 9:59 PM.

Application Summary

Address:	Spinningwood Farm Burnthouse Lane Lower Beeding Horsham West Sussex RH13 6NN
Proposal:	Variation of condition 1 of previously approved application reference DC/22/1198 (Variation of condition 1 of previously approved application DC/21/1050 (Erection of light industrial building (Class E) and replacement of existing steel panel roof on existing light industrial unit with clay tiles) to allow for amendments to plans and repositioning of the building at a lower ground level.) regarding changes to west elevation and car parking arrangements.
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address: Sidelands Wood Farm Burnthouse Lane Lower Beeding, West Sussex

Comments Details

Commenter Type:	Neighbour
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
- Trees and Landscaping

Comments:

RE: Planning Application DC/26/0687 - Formal Objection

Dear Planning Officer,

I am writing to formally object to planning application DC/26/0687 in Lower Beeding. I am a very close neighbouring resident and have significant concerns regarding the impact of the proposed commercial building and additional parking on the local area, neighbouring properties, highway safety, and the rural character of the location.

My objections are as follows:

Highway Safety and Access

The site is accessed via a narrow single-track lane which is already unsuitable for increased vehicle movements. The lane is located at the base of two steep and potentially hazardous hills, creating visibility and safety concerns for vehicles, pedestrians, horse riders, cyclists, and agricultural traffic.

The proposed commercial use and additional parking (to 27 spaces), are likely to increase vehicle numbers, deliveries, customer traffic, and associated movements. This would place additional pressure on an already constrained access route and could create unacceptable risks to highway safety.

Inadequate Parking and Traffic Impacts

While additional parking is proposed, I am concerned that the development will generate more commercial vehicle movements, than cars, beyond those currently experienced. Increased parking provision may encourage greater activity and intensification of use, resulting in additional congestion, noise, and disturbance in a location that is not well suited to commercial-scale traffic.

Flooding and Drainage

The application does not appear to adequately address the implications for surface water drainage and flood risk. The introduction of additional hardstanding and parking areas may increase surface water runoff and could exacerbate existing drainage problems affecting neighbouring land and properties.

I request that the Council carefully assess drainage arrangements and ensure that no increased flood risk is created for neighbouring properties or agricultural land.

Impact on Residential Amenity

The proposal would adversely affect the enjoyment of neighbouring homes through increased activity, vehicle movements, noise, lighting, and general disturbance associated with commercial operations.

There are concerns that the development would result in:

Increased noise from vehicles, customers, deliveries, and commercial activity.

Additional external lighting affecting neighbouring properties and the rural environment.

Loss of privacy through increased activity and overlooking, (due to no adequate fencing or screening)

Disturbance extending beyond normal business operations.

These impacts would significantly reduce the residential amenity currently enjoyed by nearby residents.

Failure to Adhere to Existing Restrictions

There have been previous concerns regarding compliance with working hour restrictions and site management. This raises legitimate concerns regarding the ability to control future impacts arising from an expanded commercial operation.

The Council should carefully consider whether the proposal would lead to further intensification of activities that are difficult to monitor or enforce.

Impact on Wildlife, Livestock and the Rural Environment

The site is located within a rural setting supporting wildlife and neighbouring equestrian & agricultural uses. Increased activity, traffic, lighting, noise, and human presence have the potential to disturb wildlife habitats and adversely affect neighbouring livestock.

I am also concerned regarding reports of dogs being allowed loose in the area, which may present risks to wildlife and farm animals. (This includes the constant fouling of residential properties.) Any intensification of site use could worsen these impacts.

Trees, Landscaping and Visual Impact

The proposal would introduce additional built form, parking, and associated infrastructure into a countryside location. This risks harming the rural character of the area and may adversely affect existing trees, hedgerows, and landscaping features that

contribute to local biodiversity and visual amenity.

The submitted information should demonstrate that existing trees and landscape features will be fully protected and, that any losses are appropriately mitigated.

Overdevelopment of the Site

The cumulative effect of the proposed changes to the commercial building, parking provision, associated traffic, lighting, and activity, represents an overdevelopment of this rural site. The potential subdivision of the building, could allow occupancy by multiple businesses or, separate commercial units. The scale and intensity of the proposal appear disproportionate to the character of the surrounding area and would result in unacceptable impacts on neighbouring occupiers and the countryside setting.

Conclusion

For the reasons outlined above, I respectfully request that Horsham District Council refuse planning application DC/26/0687.

Should the Council be minded to approve the application, I request that robust conditions are imposed relating to operating hours, external lighting, noise control, drainage, landscaping, parking management, protection of wildlife habitats, and highway safety.

Thank you for considering my objections.

Yours faithfully,

Kind regards

Telephone:

Email: planning@horsham.gov.uk

