

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 22:28:00 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 10:28 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 Lower Beeding
----------	-----------------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment

- Privacy Light and Noise
- Trees and Landscaping

Comments:

Re: Planning Application DC/26/0687

I wish to object to planning application DC/26/0687 on the following planning grounds.

1. Design and Potential Subdivision of the Building

The design of the building, incorporating two large roller shutter doors, separate personnel entrances and what appears to be dedicated parking areas serving each section, gives the appearance that the building could operate as two separate units. It is my understanding that the original permission did not envisage multiple occupancies, and I am concerned that the current proposal may facilitate subdivision of the building and more intensive use of the site.

The Council should clarify whether the proposed layout is intended to enable separate occupancies and whether such an arrangement would be consistent with the site's planning history and previous permissions.

2. Potential Change from Office Use to Industrial Use

The original planning permission was granted for office accommodation. The current design, particularly the inclusion of large roller shutter doors and associated servicing arrangements, appears more characteristic of industrial or light industrial premises than offices.

If the proposed use differs from that originally approved, the Council should carefully consider whether a change of use is involved and whether the impacts associated with industrial activity have been adequately assessed.

3. Increased Traffic and Highway Safety Concerns

The proposal includes an apparent increase in parking provision. This raises concerns regarding a corresponding increase in vehicle movements, including commercial vans and potentially larger goods vehicles, particularly if the building is occupied by multiple businesses.

The site is accessed from Burnthouse Lane, which is a narrow single-track rural lane. The lane is also heavily used by walkers, cyclists and horse riders and adjoins a well-used public bridleway. Increased commercial traffic would create additional conflict between vehicles and vulnerable users, potentially resulting in highway safety issues.

The Council should therefore require a thorough assessment of

the likely traffic generation arising from the proposed development and any future occupiers.

4. Loss of Residential Amenity

The proposed development has the potential to result in a significant increase in noise and disturbance compared with the office use originally approved.

Office uses are generally low-impact and generate limited external activity. By contrast, industrial operations can involve machinery, loading and unloading activities, vehicle movements and noise escaping from open roller shutter doors. Such activities have the potential to adversely affect neighbouring residential properties and the quiet rural character of the area.

The proposal therefore raises concerns regarding noise, disturbance and loss of amenity for nearby residents.

5. Existing Planning Conditions

Should the Council be minded to approve the application, I request that all relevant conditions attached to the original permission are retained and strictly enforced. This should include restrictions relating to:

- * Hours of operation.
- * Noise emissions.
- * External working.
- * Waste disposal and the prohibition of bonfires.
- * Any other measures intended to protect neighbouring amenity.

These controls remain necessary given the proximity of neighbouring residential properties.

6. Lack of Landscaping and Screening

The original permission required the planting of mature trees and landscaping to provide screening for neighbouring properties and Burnthouse Lane. To my knowledge, this landscaping has not been fully implemented.

Given the scale of the building and its prominent position within a rural setting, effective screening remains essential. Landscaping would help reduce the visual impact of the development, soften its appearance within the countryside and provide a degree of noise attenuation for neighbouring residents.

The Council should ensure that any outstanding landscaping requirements are fully implemented and maintained, and should consider whether additional screening is necessary given the nature of the proposed use.

Conclusion

For the reasons set out above, I believe the proposal would result in increased traffic, potential highway safety risks, greater noise and disturbance, inadequate screening and an unacceptable impact on neighbouring amenity and the rural character of the area. I therefore respectfully request that planning application DC/26/0687 be refused.

Yours faithfully,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton