

From: Planning@horsham.gov.uk
Sent: 10 June 2026 18:23
To: Planning
Subject: Comments for Planning Application DC/26/0556

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 10/06/2026 6:23 PM.

Application Summary

Address:	Land West of Shoreham Road Henfield West Sussex
Proposal:	Erection of a complex of 4no. buildings comprising of 12no. light industrial units for employment use (office, industrial, storage and distribution uses (B2, B8 & E(g) use)) with associated car parking, access and landscaping.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	Oaktree Cottage Shoreham Road Henfield
----------	--

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	1.The proposed development, particularly Units A, B, C, D and E, would have an unacceptable adverse impact on the residential amenity of Oaktree Cottage. Due to their proximity, scale, orientation and the positioning of windows and outdoor spaces, these units would give rise to overlooking and a significant loss of privacy for the occupants of Oaktree Cottage. The development would result in increased opportunities for direct views into habitable rooms and private garden areas, reducing the level of privacy currently enjoyed by residents. The resulting loss of privacy would materially harm the living conditions of the occupants and significantly reduce the enjoyment of both the dwelling and its private outdoor amenity space. The private garden area is of particular importance to the occupants, and its usability forms an integral part of the overall residential environment. Any loss of privacy, increased overlooking, noise, or general disturbance would therefore have a disproportionate impact on the quality of life and day-to-day wellbeing of the residents. The proposal fails to adequately safeguard

neighbouring residential amenity and is contrary to established planning principles requiring developments to maintain high standards of living conditions for existing occupiers. The impact on the occupants mental well being would be severely adverse.

2. The proposed perimeter close-board fencing adjacent to Units A, B, C, D and E is significantly lower than the eaves height of the proposed buildings and will therefore provide inadequate screening. As a result, the fencing will be ineffective in mitigating noise and light pollution generated by the development.

The increased activity associated with the proposed dwellings, together with external lighting, vehicle movements and general residential use, is likely to result in increased noise and artificial light intrusion affecting Oaktree Cottage. Given the insufficient height of the boundary treatment relative to the proposed buildings, these impacts would not be adequately contained within the development site and would adversely affect the living conditions and residential amenity of the occupants of Oaktree Cottage, particularly during the evening and nighttime hours.

3. The proposed development is likely to generate a significant increase in traffic movements, including Heavy Goods Vehicles (HGVs) during both the construction phase and ongoing occupation of the site. This additional traffic would use an already challenging and potentially hazardous section of road.

The road has a history of serious accidents, including 3 fatalities. Despite the reduction in the speed limit from 60mph to 40mph many vehicles continue to travel in excess of the posted limit. The introduction of additional vehicle movements, particularly larger vehicles such as HGVs, would increase the potential for conflict between road users and could exacerbate existing highway safety concerns.

The existing highway safety issues on this stretch of road have already had a significant impact on the occupants of Oaktree Cottage. Due to the property's location, residents are frequently among the first to arrive at the scene of road traffic collisions and have, on several occasions, been required to assist injured parties and support distressed witnesses while awaiting the arrival of the emergency services.

These incidents have had a considerable emotional and psychological impact on the occupants of the property. Given the existing concerns regarding road safety, any increase in traffic movements associated with the proposed development, including construction traffic and Heavy Goods Vehicles (HGVs), has the potential to increase the risk of further accidents and consequently exacerbate these impacts on residents mental health.

4. The local highway infrastructure is not considered sufficient to accommodate the additional traffic generated by the proposed development. Access to and from the site is via a network of narrow rural roads that were not designed to support a substantial increase in vehicle movements.

The proposed development would result in additional traffic from residents, visitors, service vehicles and, during the construction phase, Heavy Goods Vehicles (HGVs). This increased traffic would place further pressure on minor country roads that have limited capacity, restricted visibility in places, and few opportunities for safe passing or manoeuvring.

Given the nature of the surrounding road network, there are concerns that the development would lead to increased congestion, reduced highway safety and a deterioration in the character of the rural area. It has not been adequately demonstrated that the existing road infrastructure can safely and effectively accommodate the anticipated increase in traffic associated with the proposal.

5. In addition to concerns regarding highway capacity and safety, the increased volume of traffic generated by the proposed development would place further strain on an already deteriorating rural road network. Many of the surrounding country lanes are in poor condition, with existing issues relating to road surface quality, drainage and maintenance. Increased use by construction vehicles, Heavy Goods Vehicles (HGVs) and additional residential traffic is likely to accelerate wear and deterioration, resulting in increased maintenance requirements and further impacts on road safety.

6. The proposal will also have adverse effects on local wildlife. The surrounding rural road network passes through areas that support a range of wildlife species, and increased traffic movements would heighten the risk of road casualties involving animals. Additional vehicle movements, noise, lighting and general disturbance associated with the development could further disrupt local habitats and wildlife corridors, potentially reducing biodiversity and affecting the rural character of the area.

It is therefore considered that the proposal has not adequately assessed or mitigated the combined impacts on the local highway network, biodiversity and the wider rural environment.

7. The existing tenants, who are also the applicants for this development, have a history of

failing to adhere to the current restrictions on permitted working hours. This has resulted in repeated disturbance to local residents through noise, artificial lighting, and increased vehicle movements outside the approved operating times.

The proposed development raises significant concerns that these existing issues will be intensified. Increased activity associated with the development is likely to generate additional noise, light pollution, and traffic, further affecting the quality of life of nearby residents. Given the apparent lack of compliance with current restrictions, there is little confidence that any new conditions attached to the development would be effectively observed without robust monitoring and enforcement.

8. Residents in the area and especially those of Oaktree Cottage are already affected by regular overnight works carried out by BT Openreach and other utility and service providers along the stretch of road that would serve the proposed development. These activities frequently generate noise, bright artificial lighting, and traffic movements during night-time hours, resulting in disturbed sleep. The cumulative impact of these disturbances has a significant effect on residents' mental health, wellbeing, and quality of life. The proposed development is likely to increase activity along this route and could further exacerbate these existing problems. The planning authority should therefore carefully consider the cumulative impact of the development in combination with existing sources of disturbance when assessing the application.

9. The proposed development will have a significant adverse impact on local wildlife, which is known to be present in the surrounding area and includes a range of species such as deer, woodpeckers, and cuckoos. Construction activity, increased human presence, habitat loss, and associated noise and lighting are likely to disturb and displace these species from their natural habitats. This would contribute to a reduction in local biodiversity and the degradation of an established wildlife corridor.

For these reasons, I respectfully request that the application be refused.

If the planning authority is minded to approve the application, I strongly request that the scheme be significantly amended to reduce its adverse impact on neighbouring residents. In particular, the proposal should be scaled down by removing units A, B, C, D, and E from the current plans, in order to limit overlooking, noise, and general disturbance affecting residents of Oaktree Cottage. If removal of these units is not considered feasible, they should be repositioned to the rear of the development so that their impact on nearby residential properties is reduced.

If the authority is minded to approve the development, stringent conditions should be imposed regarding working hours, lighting, vehicle movements, noise management, and enforcement measures to protect neighbouring residents from further disturbance. The planning authority is requested to fully assess the ecological impact of the proposal and ensure that adequate mitigation measures are required, or consider refusal if harm to biodiversity cannot be satisfactorily avoided or reduced.

Please also note that The Environmental Health report submitted by Lee Money on 03/06/26 also substantiates the concerns for the protection of the residential amenity of Oaktree Cottage which further supports the case for refusal or rescaling/relocation.

Thank you for considering these comments.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

