

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 20:53:19 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0143
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 16/03/2026 8:53 PM.

Application Summary

Address:	Hollinger, Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex BN5 9AX
Proposal:	Erection of 3 buildings (D, E & F), reposition PD Building C, provision of a formal parking and turning layout to serve all units along with dedicated internal access to land to the rear, the use of Buildings C, D & E for variable B2 and E(g) use, Building F for variable B2, E(d), and E(g) use and for all Buildings (A, B, C, D, E & F) and all units to be capable of being used independently of each other
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address: AppleAcre Wheatsheaf Road Wheatsheaf Road Wineham Henfield

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Formal Planning Objection Application: DC/26/0143 Location: Hollinger, Martha's Barn Warehouse, Wheatsheaf Road, Henfield, West Sussex BN5 9AX

I wish to formally object to the above planning application for the erection of additional industrial buildings (D, E and F), the repositioning of Building C, and the creation of additional parking, turning and access arrangements allowing multiple independent B2 and Class E uses.

My objection is based on the following material planning considerations and conflicts with policies within the Horsham District Planning Framework and the principles of the National Planning Policy Framework.

1. Intensification of Industrial Use

The proposal significantly intensifies the industrial use of the site. The development would allow six separate buildings (A-F) to operate independently, accommodating multiple occupiers with uses including B2 General Industrial and Class E commercial uses.

This represents a substantial increase in the scale and intensity of activity compared with the existing use of the site. The ability for each unit to operate independently would likely lead to:

- increased numbers of businesses operating simultaneously
- increased employee numbers
- higher levels of deliveries and service vehicles
- more frequent vehicle movements throughout the day.

Such intensification is inappropriate for a rural location and risks transforming the site into a small industrial estate, which would be harmful to the character of the surrounding countryside.

This conflicts with policies within the Horsham District Planning Framework that seek to ensure development is appropriate to its setting and does not result in excessive intensification of rural sites.

There are serious concerns that the proposal relies on areas of hardstanding that were constructed without planning permission and are currently subject to enforcement proceedings.

The application appears to incorporate or rely upon this hardstanding as part of the proposed parking, turning and access arrangements.

Granting permission for further development that depends on unauthorised works risks undermining the planning enforcement process.

2. Highway Safety and Traffic Impact

The proposal would inevitably generate additional traffic, particularly from:

- delivery vehicles
- service vehicles
- employee cars
- HGV movements associated with B2 industrial uses.

The site is accessed via Wheatsheaf Road, which is a relatively rural road and is not designed to accommodate a significant increase in commercial and industrial traffic.

Increased traffic could create:

- congestion at the site access
- increased risk of accidents
- conflict with vulnerable road users including pedestrians, cyclists and horse riders.

The increase in vehicle movements associated with multiple independent industrial units is therefore likely to have a detrimental impact on highway safety.

The National Planning Policy Framework requires that developments should only be approved where safe and suitable access to the site can be achieved and where impacts on the transport network are acceptable.

3. Noise and Disturbance

The proposal allows for B2 industrial uses, which can include a wide range of activities that may generate significant noise and disturbance.

Potential sources of disturbance include:

- operation of industrial machinery
- vehicle movements and reversing alarms
- loading and unloading activities
- early morning or late evening deliveries.

Allowing several independent industrial units increases the likelihood of continuous activity throughout the day.

This could harm the amenity of nearby residents and the tranquillity of the surrounding rural environment.

Planning policies within the Horsham District Planning Framework seek to ensure development does not create unacceptable noise impacts on neighbouring properties or the wider environment.

4. Harm to Rural Character and Landscape

The proposal introduces three additional buildings together with expanded parking areas, turning areas and internal access routes. This will increase the built form and extent of hardstanding on the site and further urbanise what is currently a rural location.

The development risks creating the appearance of a small industrial estate within the countryside, which would be visually intrusive and out of keeping with the rural character of the area.

The National Planning Policy Framework places significant importance on recognising the intrinsic character and beauty of the countryside. Development proposals should respect and enhance local character rather than erode it.

5. Overdevelopment of the Site

The cumulative impact of the additional buildings, parking areas and access roads represents a significant expansion of the site's footprint.

This raises concerns that the development would:

- overdevelop the site
- result in excessive building density
- increase hardstanding and visual impact
- introduce additional lighting and commercial activity.

Such overdevelopment is inappropriate in a countryside location and could have a detrimental visual impact on the surrounding landscape.

6. Environmental Impact

The intensification of industrial activity may also lead to environmental impacts including:

- increased air pollution from additional traffic
- increased surface water runoff due to additional hardstanding
- potential light pollution from industrial lighting.

These impacts could harm the local environment and further reduce the rural character of the area.

7. Prematurity While Enforcement Matters Are Ongoing

Given that enforcement proceedings relating to unauthorised hardstanding are currently ongoing, it is premature to determine further expansion of the site before those matters are resolved.

Approving further development while enforcement issues remain unresolved could effectively legitimise unauthorised works and weaken the integrity of the planning system.

The enforcement matter should be concluded before any further intensification or expansion of the site is considered.

Conclusion

For the reasons outlined above, the proposed development would represent an inappropriate intensification of industrial use in a rural location. The development would likely result in increased traffic, noise, and visual intrusion that would harm the character of the countryside and potentially impact highway safety and local amenity.

For these reasons I respectfully request that **Horsham District Council refuse planning permission for Horsham Planning Application DC/26/0143.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

