

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 November 2025 22:36:32 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1658
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 25/11/2025 10:36 PM.

Application Summary

Address:	Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ
Proposal:	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address: Paddock View Shipley Road Southwater

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I strongly object to this reserved matters application on the following grounds:

1. As a Neighbouring property we will be overlooked by the proposed 3 storey buildings and will suffer a loss of privacy.

2. Inappropriate design and layout - the proposal is unsuitable for a semi-rural edge-of-settlement location. There is no protection of landscape character, rural setting and development pattern. It is insensitive with regards to the established character and density of the neighbourhood.

- A 2.5-3 storey block of flats, plus other tall units, is entirely out of scale with surrounding single- and modest two-storey rural properties.

- Its position on the outer rural boundary, where a soft, low-density transition is essential, results in excessive visual intrusion due to the open aspect and lack of mature screening.

- The design contradicts both the Planning Statement (which claims a "tangible softening") and the outline design principles, which required a lower-density, rural character in the southern portion to respect the countryside setting.

- Earlier assurances that development here would be sensitive, low-impact and respectful of the agricultural context have not been upheld.

3. Light and Noise pollution:

The height and density of proposed buildings will significantly increase light and noise pollution for neighbouring rural properties. This area currently has very low light levels and supports wildlife such as roosting owls; the proposal risks ecological disturbance.

4. Community consultation has been inadequate - those most affected have not been included in any community consultation and were unaware of the transition to Bellways. Given the radical change in design scheme and layout those directly affected have not been given the opportunity for constructive feedback into the process thus far.

This proposal abandons previously agreed principles and given the sensitivity of its rural edge of settlement location, should go to Committee to be approved so that proper consultation and consideration can be given to the detail of the design.

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 E
aton