

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 November 2025 18:13:29 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 26/11/2025 6:13 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
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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. Inappropriate Design and Layout (in the southern parcel)

The proposal is unsuitable for a semi-rural edge-of-settlement location and conflicts with HDPF policies SP25 and SP26, which require protection of landscape character, rural setting and development pattern.

- The inclusion of a large 2.5-3 storey block of flats on the southern outer rural boundary is completely out of keeping with surrounding single-storey and modest two-storey dwellings.
- The open nature of the southern boundary means these buildings will be highly visible from those entering the village along the Shipley Road and surrounding properties, with little to no mature screening. This results in severe visual intrusion into the countryside.
- The scheme directly contradicts the Planning Statement's claim that the layout "represents a tangible softening" in response to semi-rural character. In reality, the design intensifies built form at the very edge where the transition should be softest.
- Earlier stages of the application acknowledged the need for a sensitive, low-impact approach at this rural interface. Placing the tallest, most urban building type in this exact location undermines those principles and contradicts assurances previously given.
- The Design & Access principles approved at outline stage emphasised lower density and a more rural character in the southern part of the site, with a clearly defined transition to countryside. This included a sensitive design concept closely based on traditional rural design layouts (such as stables and outbuildings), materials and styles. The current proposal abandons these principles and no longer respects the rural setting, including the agricultural and rural style buildings adjacent to the site.
- Other 2.5-3 storey units (SHR7's) throughout the development remain inappropriate in design and style based on the edge of village location and local character.

Overall, the proposal fails to reflect, respect or enhance the local character and results in an inappropriate, visually intrusive form of development.

2. Light and Noise Pollution Impacting Rural Neighbours and Wildlife

The height and density of the proposed 2.5-3 storey buildings will significantly increase:

- Artificial light spill into the surrounding countryside, in an area that currently experiences very low light levels.
- Noise disturbance, especially from upper-floor units overlooking rural properties.

This area supports sensitive wildlife, including owls known to roost nearby, which depend on dark, undisturbed habitats. The proposal therefore risks harming local biodiversity and undermining ecological integrity, contrary to HDPF policies relating to wildlife protection and limiting light pollution.

3. Overlooking/Loss of privacy

- The proposed three-storey block of flats due its height, scale and close proximity to the site boundary, surrounding properties and public road, would cause an unacceptable level of overlooking and loss of privacy. This is particularly the case for the Brethren worship house, which is located directly adjacent to the proposed development, as well as for neighbouring residential properties such as ours, whose first-floor windows and private gardens would be directly overlooked by elevated sight lines from the upper storeys.
- The proposed height and additional storey creates a form and scale that is out of keeping with the established pattern of development in the area, where surrounding properties are either single, 1.5 or 2 storey buildings and intensifies overlooking to an extent that results in a clear and material loss of privacy for neighbouring properties.

4. Inadequate and Exclusionary Consultation by the Developer

Bellway's community engagement strategy has been inadequate and exclusionary.

- Immediate neighbouring properties-those most directly affected-were not included in the early consultation process.
- Instead, information was delivered to households less impacted by the development, meaning that key local stakeholders were denied the opportunity to participate, comment, or influence early design revisions.

This is contrary to best practice for community involvement and fails to meet the expectations for meaningful, inclusive engagement set out in national and local planning guidance.

This proposal abandons previously agreed principles and given the sensitivity of it's 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
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**Horsham
District
Council**

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