

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 26 November 2025 19:32:11 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 7:32 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:	Vine Cottage 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"><li>- Design</li><li>- Other</li><li>- Privacy Light and Noise</li></ul>
Comments:	Formal objection to this Reserved Matters application DESIGN AND LAYOUT This new application is unsuitable for this rural location, conflicts with the HDPF policies SP25 and SP26 which hope to protect the

Landscape Character within rural settings.

The 2.5 -3 storey blocks of flats on the southern boundary and also within the development, will be very visible as people drive up Shipley Road and from the nearest properties in the area. These dwellings will be totally out of character and inappropriate within this rural setting. They will also have little or no screening. Earlier plans had the buildings in this part of the settlement which were much more sympathetic to the rural character.

#### LIGHT AND NOISE

These taller properties will intensify light pollution not only for the nearby properties but also may affect the wildlife habitats of the area, including nesting Owls which roost nearby.

The extra noise from taller buildings will also affect the wildlife in the area.

Again this is contrary to HDPF policies relating to wildlife protection and limiting light pollution.

#### LACK OF CONSULTATION

These new Bellway plans have been submitted with little consultation with the local residents and as far as I know they have not consulted with any of the immediate households.

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Kind regards

#### Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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