

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 November 2025 20:03:05 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 8:03 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:	15 Sycamore Rise Barns Green
----------	------------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping

Comments:

We strongly object to this reserved matters application on the following grounds:

1. The Design including a large 3 storey block of flats (and other tall units) is totally out of keeping with the semi-rural edge-of-settlement location, development pattern (maximum 2 storey houses) and rural character/style buildings and would be wholly inappropriate for the setting.
2. It would be visually obtrusive as you travel along the Shipley Road and enter the village of Southwater given it's proximity to the road and direct line of sight based on lack of mature trees in that particular corner of the plot. This would create an urban feel on what is a country road with predominantly detached properties set back from the road and single storey farm-style buildings.
3. A 3-storey block of flats in this position together with the street lighting from the development would create significant light pollution into the neighbouring countryside and properties resulting in loss of dark skies, currently home to many roosting owls and bats that are witnessed regularly.
4. The scale and height of the flats would also result in significant loss of privacy and overlooking for neighbouring private land and properties.
5. The original design proposals ensured a less dense design in the southern section of the plot (relative to the northern section) with mainly single storey dwellings based on the concept of outbuildings and stables - this was sensitive to its rural surroundings and allowed for a phasing out of the build intensity to ensure a sensitive transition into the countryside aspect to the south and west. This has been reversed with the new plans and inappropriately positions the more urban, higher density scheme with 3 storey properties next to the open fields and country setting presumably for commercial gain rather than based on appropriate design principles.
6. Positioning the more affordable 1-2 bedroom properties (flats) furthest away from the village access and amenities given these residents are likely to have lower levels of car ownership seems illogical and does not place the needs of residents of the new development at the heart of the layout scheme. Instead, these should be cushioned within the established development of the village to the north of the proposed site, with ease of access and proximity to the village centre.
7. This area on Shipley Road is currently low density, detached houses with significant distances between properties ensuring privacy and low levels of noise. Noise pollution as a result of the proposed high storey building design will cause unnecessary loss of amenity value for those living in surrounding rural properties who currently enjoy the peace and quiet of the countryside.
8. Wild deer, birds of prey and a vast array of wildlife are often spotted in the surrounding fields and site of the development which will lose their habitats and wildlife corridors.
9. Locals were not given the opportunity to input into the

'community consultation process' with leaflets supposedly door dropped during the summer holiday period, when people were most likely away and unable to respond. 10 responses in total is not indicative of lack of local concern.

Please do not allow this ill-thought through and inappropriate design to be approved in it's current form as it would result in being a very lasting visual reminder for all entering the village of Southwater as to how local planning decisions have failed the community. Instead, this should go to committee so that proper consideration can be given to ensuring a sensitive and well thought through design that is in keeping with its edge of village location.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton