

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 26 November 2025 20:23:51 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 8:23 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
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### Comments Details

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

Comments:

I strongly object on the following basis:

1. 3 storey buildings and large block of flats is wholly inappropriate for the rural setting.
  - i. It creates the wrong urban look and feel for an edge of village settlement that transitions into countryside.
  - ii. It would negatively impact local residents privacy due to the proposed 3 storey high flats and positioning next to the boundary, directly adjacent to the worship house, and creating a direct line of sight from 2nd, 3rd storey properties into neighbouring properties windows and gardens.
  - iii. It would be visually obtrusive from the road and surrounding properties - positioning in the one location where there is a significant gap in the roadside tree line and hedgerows. Proposals to plant trees will take years to provide the height and cover to help mask this.
  - iv. Lighting and noise from the 3-storey more densely populated building and scheme in this southern section will create a more significant impact given it's immediate rural setting to the south.
  - v. The more affordable 1-2 bedroom properties should be cushioned within the established development enveloped of the village to the north of the proposed site, with ease of access and proximity to the village centre.
2. The materials and style of buildings should be more aligned to the surrounding houses and character i.e. rural, agricultural feel not urban town houses.
3. No appropriate consultation given sensitive location and nature of scheme.
4. Increased traffic on the Shipley Road will be significant with increased risk to life based on cars speeding along Shipley Road prior to entering the village and lack of visibility prior to the main entrance/exit - the 30 mph village speed limit should therefore be extended south along Shipley Road to mitigate this risk.

This development has only been approved due to there not being a Local Plan in place but it is no excuse for the design to be insensitive to it's rural context - HDPF SP25 and SP26 require developments to be in keeping in character, rural setting and development pattern - this proposal is not and therefore should not be approved in it's current form. Please address these concerns.

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Kind regards

Telephone:

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



Horsham  
District  
Council



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