

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 26 November 2025 20:54:52 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 8:54 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:	Longdon Shipley Road Horsham
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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>- Highway Access and Parking</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:

Formal Objection to Reserved Matters Application

This proposal is wholly unsuitable for this location and conflicts with HDPF policies SP25 and SP26 stating the requirement to protect landscape character, rural setting and development pattern.

This proposal abandons the principles approved at outline stage. A large 2.5-3 storey block of flats on the southern rural edge does not match the predominantly single-storey and modest two-storey homes nearby.

This proposal does not respect the rural setting. The development ignored the initial emphasis on maintaining low density and a rural atmosphere.

This application initially called for a sensitive, low-impact approach at the rural interface. Locating the tallest urban building here disregards those principles and contradicts previous assurances.

This scheme conflicts with the Planning Statement's assertion that the layout "represents a tangible softening" in relation to the semi-rural character. In fact, the proposed design increases the density of built form precisely at the edge where a softer transition would be most appropriate.

Due to the openness of the southern boundary, these buildings will be prominently visible to individuals entering the village via Shipley Road as well as from surrounding properties, with minimal existing mature screening. This leads to a significant visual impact on the surrounding countryside.

Other 2.5-3 storey units (SHR7's) do not suit the village edge location or local character.

This proposal does not respect or improve the local character and creates a visually intrusive development.

The community engagement strategy from Bellway, the developer, has shown inadequate and exclusionary consultation.

- Directly affected neighbouring properties were left out of the initial consultation
- Only less affected households were informed, causing key local stakeholders to miss early input opportunities.

This proposal impacts Rural Neighbours and Wildlife.

The proposed 2.5-3 storey building will have much greater height and density.

- Artificial light spilling into currently dark rural areas
  - Noise disturbance, particularly from upper floors overlooking rural properties
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This proposal poses potential risks to local biodiversity, including owl populations that rely on dark, undisturbed habitats for roosting. It may compromise ecological integrity and conflict with HDPF policies regarding wildlife protection and the mitigation of light pollution.

This proposal does not align with recommended community involvement practices, and it falls short of the standards for meaningful and inclusive engagement outlined in both national and local planning guidance.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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