

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 September 2025 12:40:19 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1356
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 29/09/2025 12:40 PM.

Application Summary

Address:	Crosswinds Hampers Lane Storrington West Sussex RH20 3HZ
Proposal:	Demolition of existing bungalow and erection of two detached dwellings and associated garages
Case Officer:	Shazia Penne

[Click for further information](#)

Customer Details

Address:	The Mandarin, Badgers Holt Storrington
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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- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I am writing to object to the above planning application on the following material planning grounds, referencing relevant Horsham District Council policies and guidance:</p> <ol style="list-style-type: none">1. Loss of Privacy & Overlooking (HDPF Policy 32 - The Quality of New Development; Policy 33 - Development Principles)The proposed dwellings, in an elevated position, will directly overlook

my home and garden at The Mandarin, Badgers Holt, Storrington, West Sussex, RH20 3ET, causing an unacceptable loss of privacy. Policy 32 requires development to protect locally distinctive character and ensure high-quality design, while Policy 33 emphasises that proposals must safeguard the amenity of neighbouring residents, including avoiding overlooking, loss of light, and overbearing effects.

2. Overbearing Impact / Loss of Light (HDPF Policies 32 & 33)Due to their height and elevated siting on sloping ground, the proposed houses will dominate views from my property, reduce natural light, and create a sense of enclosure. This is contrary to Policies 32 and 33 which require development to respect neighbouring amenity and the context of the site.

The topography of the development and layout of adjacent properties have been conveniently left out of the planning application. Construction of property on plot 2 will be within 10 metres of my property, The Mandarin, boundary and on top of a bank elevated by at least 5 metres and with a requirement for levelling foundations and neither the bank elevation or levelling foundations are shown on the submitted plans. The bank elevation and levelling foundations will result in the top of the proposed building on plot 2 being some twenty metres above the ground floor level of The Mandarin and with windows above the roof top of The Mandarin. The proposed property on plot 2 faces South has nine windows that will look directly down and upon The Mandarin from the elevated position and into The Mandarin Studio and outside balcony, into The Mandarin Dressing Room and outside balcony and into The Mandarin Bathroom and also an adjacent Bedroom and into The Mandarin Kitchen and Lounge windows. The position of the building on plot 2 therefore seriously invades the privacy and takes away light from The Mandarin. In particular the proposed building on plot 2 has a Master Bedroom and balcony that, from its elevated position will look down upon The Mandarin Studio and outside balcony, into The Mandarin Dressing Room and outside balcony and into The Mandarin bathroom and also an adjacent bedroom and into The Mandarin Kitchen and lounge windows.

Sketch drawing 001 dated September 27th 2025(sent by e-mail to HDC Planning Department) shows the topography of the planning application site with the location of The Mandarin and the proposed four bedroom house construction on plot 2.

3. Drainage & Sewage Disposal (Horsham Technical Guidance: Sewage Disposal / Surface Water Guidance)The existing Crosswinds building does not have any Foul Water Drainage or Surface Water Drainage infrastructure, only a disused septic tank and the application does not clearly demonstrate how foul drainage will be provided or how surface water will be adequately managed. Horsham's guidance requires that sites outside mains

sewer areas provide a properly designed and sustainable drainage solution suitable for local soil conditions to avoid environmental and public health risks.

The submitted plans specify that third party permission is required for the proposed installation of foul water drainage pipes and this will not be given. The plans therefore need to show septic tank installations.

The extensive concreting of a large area of the land to be developed will inevitably lead to a loss of permeable land to enable rainwater to soak away naturally. To replace the existing large natural ground soak away with soak away crates as proposed will channel rainwater into a condensed area and lead to potential flooding particularly of adjacent properties. The soak away crates are only taking water away from the two properties and do not connect to the hard surface road and garage areas.

4. Local Character & Design (Storrington & Sullington Parish Design Statement; HDPF Policies 32 & 33) The Parish Design Statement states that new development must "fit in with its surroundings and be in keeping with local character" and respect rooflines, scale, views, and patterns of development. The proposed houses do not adhere to these guidelines and would harm the visual character of the area.

In particular the application is for two densely packed four bedroom detached houses of a design not replicated by other local properties of which the vast majority are bungalows or first floor gabled designs.

5. Local infrastructure and Neighbourhood Plan (Storrington, Sullington & Washington NDP 2028 ~ 2031)
It must also be noted that the Local Infrastructure and Neighbourhood Plan does not support development that would increase traffic along Hampers Lane and the dangerous exits onto the A283 to the South and Rock Road to the North. The proposed development seeks to increase the residents from one occupant of a one bedroom derelict property to multiple occupants from eight bedrooms of the two new proposed properties and would undoubtedly lead to an increase in residential and delivery traffic and an increase in local air pollution.

6. The NDP 2028 ~ 2031 requires the retention of trees many of which have already been removed and burnt on site or damaged in the clearance of the site with further trees to be removed to accommodate the proposed building programme.

Conclusion

For the above reasons - overlooking and loss of privacy, overbearing impact, inadequate drainage information, harm to local character and non-compliance with the Local Infrastructure

and Neighbourhood Plan NDP 2028 ~ 2031 - I respectfully request that this application be refused.

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