

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 March 2026 19:47:20 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0355
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 28/03/2026 6:47 PM.

Application Summary

Address:	Land To The Rear of The Copse Worthing Road Horsham West Sussex RH13 9AT
Proposal:	Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
Case Officer:	Kate Turner

[Click for further information](#)

Customer Details

Address: 5 welcome place Worthing Road Southwater

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I write to formally object to the above planning application. While I recognise the need for new housing, I believe this proposal raises several significant planning concerns that should

be carefully considered before any decision is made.

1. Impact on Local Infrastructure

The proposed development would place additional strain on already stretched local infrastructure. Roads in the surrounding area are not designed to accommodate a significant increase in traffic, which is likely to result in congestion, reduced road safety, and increased journey times.

In addition, there is insufficient evidence that local services such as GP surgeries, schools, and public transport can absorb the additional demand generated by the development.

2. Highway Safety and Parking

The increase in vehicle movements associated with the development raises concerns regarding highway safety, particularly if access points are limited or visibility is restricted.

If parking provision is inadequate, this will inevitably lead to overspill parking in surrounding residential streets, exacerbating congestion and creating safety hazards.

3. Harm to Character of the Area

The scale and density of the proposed development appear out of keeping with the existing character of the area. The introduction of a high number of dwellings risks urbanising what is currently a more open or low-density environment.

This would undermine the established character and visual amenity of the locality.

4. Loss of Green Space / Environmental Impact

If the development involves the loss of greenfield land, trees, or natural habitats, this would be a significant concern. Such spaces contribute to biodiversity, drainage, and the wellbeing of local residents.

There is insufficient reassurance that biodiversity net gain and environmental protections will be meaningfully delivered.

5. Overlooking, Privacy and Amenity

Depending on the layout and building heights, the development may result in overlooking and loss of privacy for neighbouring properties. Increased noise and general disturbance during and after construction would also negatively affect residential amenity.

6. Drainage and Flood Risk

There is concern that the development could exacerbate surface water runoff and localised flooding, particularly if the area already experiences drainage issues. Clear and robust mitigation measures should be demonstrated.

7. Cumulative Impact

When considered alongside other developments in the area, this proposal contributes to a cumulative impact that risks overwhelming local infrastructure and altering the nature of the community.

Conclusion

For the reasons outlined above, I respectfully request that this application be refused.

At the very least, further detailed assessment and mitigation are required to address the clear concerns relating to infrastructure, highway safety, environmental impact, and the character of the area.

Kind regards

Telephone:

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