

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 September 2026 11:40:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1204
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 05/09/2026 11:40 AM.

Application Summary

Address:	Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR
Proposal:	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	32 Heasman Place Southwater Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to object to application DC/26/1204, while recognising that the principle of the development was considered at the outline

stage under application DC/25/0102.

My objection is primarily concerned with the detailed implementation of the development, its effect on existing residents and the environmental and ecological consequences of the proposed layout and construction works.

I am a nearby residential occupier and I am particularly concerned about the effects of construction noise, dust, disturbance, lighting, traffic and site clearance on my property, as well as the loss and fragmentation of woodland and the resulting impact on wildlife.

Having reviewed the Council's documentation for the original outline permission, I believe there are a number of matters which require particular scrutiny at this Reserved Matters stage.

1. Protected species - this site is already known to support them

I understand from the Council's own assessment of DC/25/0102 that Barbastelle bats have been recorded on the site and that a Hazel Dormouse nest was found on the site.

This is particularly significant because the proposed development involves the removal of woodland and bramble habitat.

The Council's previous ecological assessment expressly records that habitat supporting Hazel Dormouse would be removed and that a Hazel Dormouse European Protected Species licence will be required before works commence.

I therefore ask the Council to ensure that the current Reserved Matters layout has not increased the impact on these protected species and that all ecological mitigation remains appropriate for the detailed scheme now proposed.

I also ask the Council to confirm that the ecological evidence remains sufficiently current and applicable to the actual Reserved Matters layout, particularly where the detailed arrangement of housing, roads, drainage, landscaping, lighting and construction access may differ from the indicative outline arrangement.

Natural England's current standing advice confirms that Hazel Dormice and bats are European protected species and that their breeding and resting places are legally protected.

2. The ecological mitigation should be reviewed before works commence

I note that Condition 32 of the outline permission specifically provides for ecological mitigation to be reviewed and, where necessary, amended if circumstances have changed, with further ecological surveys to establish whether there have been changes

in the presence or abundance of protected species or new ecological impacts.

Given that the outline permission was granted in 2025 and the Reserved Matters application is now being considered, I ask the Council to confirm that this ecological review has been undertaken and that the current Reserved Matters proposal remains fully consistent with the ecological assumptions made at outline stage.

If the detailed layout, construction access, drainage, tree removal, lighting or landscaping differs materially from the assumptions underlying the original ecological assessment, I ask that updated ecological information is obtained before the Reserved Matters are approved.

3. Hazel Dormouse - a particularly important legal consideration

The previous application identified a Hazel Dormouse nest on the site.

The Council therefore imposed a specific pre-commencement condition requiring a Natural England licence, or written confirmation from Natural England that a licence is not required, before works affecting breeding/resting places can begin.

I ask that the Council makes clear that no vegetation clearance, tree works, ground clearance, site levelling or other works capable of affecting Hazel Dormouse habitat can commence until the relevant requirements of the existing planning condition and protected-species legislation have been satisfied.

I also ask that the applicant's proposed mitigation is assessed against the current detailed layout, rather than relying solely upon the conclusions reached at the outline stage.

Natural England's current guidance specifically identifies woodland, hedgerows and scrub as habitats requiring consideration for Hazel Dormouse and recognises habitat removal, fragmentation, noise, lighting and increased disturbance as potential impacts.

4. Barbastelle bats and wildlife-sensitive lighting

The Council's previous ecological assessment confirms that Barbastelle bats have been recorded on the site.

The Council's ecologist therefore supported a Wildlife Friendly Lighting Strategy because of the potential for light disturbance.

I ask that the detailed Reserved Matters scheme incorporates and secures the wildlife-sensitive lighting strategy in full, including both construction lighting and permanent external lighting.

In particular, lighting should not unnecessarily illuminate:

- * woodland edges;
- * retained mature trees;
- * hedgerows;
- * watercourses and drainage features;
- * wildlife corridors;
- * bat commuting and foraging routes.

Natural England's standing advice confirms that development affecting vegetation around water bodies, woodland and other features used by bats can affect their foraging and commuting behaviour.

5. Great Crested Newts

The previous Council report records that the majority of the site falls within the red zone identified as the most suitable habitat for Great Crested Newts, with suitable habitat also identified in other parts of the site.

I note that previous surveys produced negative results and the Council's ecologist considered the survey coverage adequate at outline stage.

However, I ask the Council to ensure that the current detailed scheme does not introduce new risks through:

- * drainage works;
- * removal of terrestrial habitat;
- * changes to ponds or ditches;
- * construction disturbance;
- * pollution or sediment;
- * habitat fragmentation;
- * changes to ecological connectivity.

If the applicant is relying upon the previous survey conclusions, I ask that the Council confirms that those conclusions remain valid for the current detailed layout and that the relevant survey information remains within the appropriate survey period.

Natural England's current guidance states that Great Crested Newts can be affected by development of terrestrial habitat, fragmentation, pollution and changes to connected habitats, and that suitable habitat within up to 500 metres may need consideration.

6. Owls and breeding birds

I regularly observe owls using the woodland/site.

I therefore ask that this observation is recorded and considered as part of the ecological assessment.

All wild birds are protected by law and Natural England's standing advice requires consideration of the effects of development on breeding birds and their habitat.

I ask that vegetation clearance and tree works are appropriately timed to avoid disturbance or destruction of active nests and that the ecological management plan specifically addresses the woodland's continued value for owls and other birds.

7. Ancient woodland and the 15-metre buffer

The Council's own planning assessment identifies an ancient woodland belt along the western boundary, and the approved outline parameters include a 15-metre buffer.

The Council's Arboricultural Officer specifically identified the need for the eventual Reserved Matters layout to maintain an appropriate naturalised buffer and root protection to the ancient woodland.

The Officer also stated that the proximity of the proposed development to the perimeter established oak trees remained a concern which would need to be resolved at Reserved Matters stage.

I therefore ask the Arboricultural Officer and Planning Officer to specifically confirm that the current detailed layout:

- * maintains the required ancient woodland buffer;
- * does not introduce gardens, roads, drainage or other infrastructure into the buffer;
- * protects the root protection areas of retained trees;
- * does not allow construction compounds, materials, machinery or access routes to encroach into protected areas;
- * does not indirectly damage the woodland through altered drainage, soil compaction, dust, lighting or increased disturbance.

Government guidance states that ancient woodland should normally have a minimum 15-metre buffer, with a larger buffer where impacts could extend beyond 15 metres, and states that development including gardens should not be approved within the buffer. It also specifically recognises effects such as dust, lighting, changes to water levels and disturbance to wildlife.

8. Loss of woodland

I understand from the Council's previous ecological assessment that the development would result in the loss of approximately 3.2 hectares of plantation woodland.

I appreciate that the woodland is described as a plantation rather than all being ancient woodland. However, I ask the Council not to treat the loss simply as a calculation of replacement trees.

The existing woodland forms part of a wider ecological network and provides habitat, cover, foraging opportunities and connectivity for protected species already recorded on the site.

Replacement planting cannot immediately reproduce the ecological function of mature woodland.

I therefore ask that the detailed Reserved Matters scheme demonstrates how the ecological function and connectivity of the existing site will be retained and enhanced, rather than simply relying upon numerical replacement planting or Biodiversity Net Gain calculations.

9. Trees and root protection

I note that the previous Planning Committee raised specific concerns about protection of the trees along the construction access route.

The Council's Arboricultural Officer also previously identified concerns regarding the proximity of development to established oak trees around the site perimeter.

I ask that these matters are expressly reviewed against the current Reserved Matters drawings.

All retained trees and their root protection areas should be protected before any machinery, materials, vehicles or construction compounds enter the site.

The existing outline permission already requires tree protection fencing and prohibits storage, machinery and cement/concrete operations within protected tree areas.

I ask the Council to ensure that the detailed construction arrangements cannot undermine these protections.

10. Streams, drainage and water quality

There are existing streams/drainage features associated with the site.

I am concerned that construction activity, excavation, drainage works, earth movement and surface-water runoff could affect these features and the wildlife they support.

I ask the Council to ensure that the detailed drainage scheme

properly addresses:

- * sediment and silt entering watercourses;
- * concrete and cement contamination;
- * fuel and chemical spills;
- * contaminated surface-water runoff;
- * changes to groundwater;
- * changes to natural water flows;
- * effects on amphibians and aquatic wildlife;
- * long-term maintenance of drainage features.

The existing planning condition requires the surface-water scheme to include measures preventing pollution of receiving surface waters, as well as addressing climate-change flood events.

I ask that these requirements are fully reflected in the detailed Reserved Matters scheme.

11. Construction dust - impact on my property

As a nearby resident, I have significant concerns about construction dust affecting my property, garden, windows and the surrounding environment.

This is not simply a general concern: the Council's own previous permission specifically recognised the potential impact of construction on nearby occupiers.

Condition 8 of DC/25/0102 requires detailed construction arrangements addressing site logistics, construction access, wheel washing, dust suppression, site management and resident liaison before development can commence.

I ask that these requirements are fully and robustly discharged before ground clearance or construction begins.

I would specifically ask for:

- * effective dust suppression;
- * wheel washing;
- * covered storage of dusty materials;
- * control of vehicle movements;
- * prevention of mud/dust being carried onto surrounding roads;
- * additional controls during dry or windy conditions;
- * monitoring of dust;
- * a named site contact for residents;
- * a clear complaints and response procedure.

12. Construction noise and disturbance

I also have significant concerns about construction noise, vibration

and disturbance arising from excavation, heavy plant, deliveries, machinery and construction traffic.

The Council's previous permission specifically recognised the need to protect the amenity of nearby occupiers.

I ask that the approved construction arrangements strictly control construction hours and noise-generating activity.

I note that the outline permission specifies implementation hours of 08:00-18:00 Monday to Friday and 08:00-13:00 Saturday, with no works on Sundays or Bank/Public Holidays.

I ask that these restrictions are retained and clearly communicated to the developer and contractors.

13. Construction lighting

Construction lighting is a particular concern both for nearby residents and wildlife.

The outline permission requires details of floodlighting including its location, height, type, direction, operating hours and intensity.

I ask that these requirements are applied strictly and that lighting is designed around the existing ecological corridors rather than simply around construction convenience.

14. Construction Environmental Management Plan - Biodiversity

The previous permission requires a Construction Environmental Management Plan (CEMP: Biodiversity) before development commences.

This is intended to identify biodiversity protection zones, damaging construction activities, sensitive working periods, ecological supervision, protective fencing and the role of an Ecological Clerk of Works.

I ask that the Council ensures the CEMP is sufficiently detailed to deal specifically with the known ecological sensitivities of this site, including:

Hazel Dormouse, Barbastelle bats, owls and other birds, Great Crested Newts, reptiles, retained woodland, ancient woodland, mature trees, watercourses and habitat connectivity.

The Council's own previous condition expressly requires an appropriately competent ecological clerk of works to oversee construction.

15. Biodiversity Net Gain

I ask the Council to scrutinise the current Biodiversity Net Gain calculations carefully and ensure that the existing ecological baseline accurately reflects the site before development.

The proposed biodiversity gain should not be treated as a substitute for avoiding harm to protected species or ancient woodland.

In particular, the Council should ensure that:

- * existing woodland is correctly recorded;
- * existing hedgerows are correctly recorded;
- * watercourses and drainage habitats are correctly recorded;
- * protected-species mitigation is not simply counted as BNG;
- * the proposed habitat management arrangements are deliverable;
- * the required long-term management and monitoring is secured.

The Council's previous permission requires long-term ecological enhancement and management, including measures for protected and priority species.

16. Existing residents should be considered alongside future residents

I recognise that the planning process must consider the needs of future residents, but the impact upon existing neighbouring residents is also a material planning consideration.

The detailed design and construction arrangements should therefore minimise:

- * overlooking and loss of privacy;
- * noise;
- * dust;
- * light pollution;
- * disturbance;
- * construction traffic;
- * damage to trees and vegetation;
- * loss of the existing woodland setting.

The Council's own Condition 8 expressly identifies the need to consider the amenity of nearby occupiers and highway safety during construction.

Request to the Council

In light of the above, I respectfully request that the Council does not approve the Reserved Matters application unless it is satisfied that the detailed proposal complies with the parameters and conditions of DC/25/0102 and that the ecological and residential

impacts have been properly addressed.

In particular, I ask the Council to obtain confirmation from its ecological and arboricultural officers that:

1. the ecological mitigation remains valid for the current Reserved Matters layout;
2. the ecological review required by the outline permission has been undertaken where applicable;
3. the known Hazel Dormouse issue has been properly addressed and the required Natural England licensing requirements will be satisfied before relevant works;
4. the recorded Barbastelle bat population and associated commuting/foraging habitat are protected;
5. wildlife-sensitive lighting is secured;
6. the implications for Great Crested Newts and connected terrestrial/aquatic habitat remain properly addressed;
7. owl and breeding-bird interests are protected;
8. the 15-metre ancient woodland buffer is fully maintained;
9. retained trees and root protection areas are adequately protected;
10. the streams and drainage features are protected from construction pollution and changes in hydrology;
11. a robust Biodiversity CEMP and Ecological Clerk of Works are secured;
12. construction dust, noise, lighting and traffic are adequately controlled to protect existing residents.

I would also ask that these matters are expressly addressed in the Planning Officer's report when the Reserved Matters application is determined, rather than relying solely upon the conclusions reached at the earlier outline stage.

I believe these are particularly important matters because the Council's own previous assessment has already identified protected species on the site, including a Hazel Dormouse nest and Barbastelle bats, as well as significant woodland, mature trees, water features and potential Great Crested Newt habitat.

For these reasons, I respectfully request that the application is refused or deferred pending the provision and satisfactory assessment of any further ecological, arboricultural, drainage and construction information necessary to demonstrate that the development can be implemented without unacceptable harm to protected species, woodland, watercourses or neighbouring residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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