

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 15:26:25 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0197
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 24/03/2026 3:26 PM.

Application Summary

Address:	51 The Fieldings Southwater West Sussex RH13 9LZ
Proposal:	Erection of 1no dwellinghouse
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	Hurstbourne Worthing Road Southwater West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	We strongly object to the proposed development on the following grounds:- Highway access: the proposed access onto Worthing Road is sited where there is a traffic calming pinch point and also a telegraph pole. This issue has not been addressed since the first application of this plan last year. This would seem to indicate that

the architect has ignored your requirements. As a matter of highway safety, the sight lines are not appropriate.

The proposed access would also presumably require the culvert which runs along the current tree/fence line to be filled in. There are drainage issues along Worthing Road, with our neighbours having been flooded in the past, which requires them to utilise a pump every time it rains heavily. Surely the blocking of this drainage ditch would not be appropriate. It would also appear that the continuous fence line along Worthing Road would be interrupted due to this proposed access point, impeding our own sight lines when leaving Hurstbourne.

Trees and hedges: there is currently full tree/hedge coverage between the garden of 51 The Fieldings and Hurstside's drive, and trees all along the proposed access point to Worthing Road. The new plan does not address the concern which was raised last time about removal of trees, and given the proximity of the proposed dwelling to Hurstside's fence, the architect obviously proposes the removal of all screening foliage in order to build the house. This is unacceptable, especially as no mention has been made of the replacement of any previously removed TPO trees in the past.

Felling the trees adjacent to Hurstside would severely impact our screening of The Fieldings, especially as the proposed building is a two storey house. Our back garden directly faces the north-west facing elevation of the proposed dwelling, and will suffer in terms of light being blocked.

In addition to this, the proposed dwelling is extremely close to the drive of Hurstside, and would require scaffolding to be placed onto that drive in order to build/carry out repairs to the property. This would block access to Hurstside, and prevent emergency vehicles being able to attend the elderly resident.

The new proposal advertises itself as a three-bedroomed house (presumably to reduce the parking spaces required from four to three), but the increased height of the roof (approx 1.2m) above that of the previous plan, indicates that a fourth bedroom may well be introduced at some point in the future. This would thereby require a fourth parking space, and there clearly is no room for this on the current plan. In addition, should a fourth bedroom be sited in the roof space, windows there would overlook properties and gardens to either side.

Given the lack of space for access to the proposed site from The Fieldings, where will all materials/vehicles/storage for diggers etc be located? There is simply not enough room for another house to be positioned within the land available.

We therefore object very strongly to the proposed development,

and have engaged Fulcrum Design to view the application and submit a technical report on our behalf.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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