

From: Planning@horsham.gov.uk
Sent: 07 September 2026 19:09
To: Planning
Subject: Comments for Planning Application DC/26/1242

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 07/09/2026 7:09 PM.

Application Summary

Address:	Land Parcel at 519465 134242 Rusper Road Horsham West Sussex
Proposal:	Application for approval of Reserved Matters (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure.
Case Officer:	Stephanie Bryant

[Click for further information](#)

Customer Details

Address:	Hawkesbourne Park Farm Rusper Road Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise
Comments:	Re: Reserved Matters Applications [DC/26/1322 and DC/26/1242] - original Outline Planning Permission Reference DC/16/1677 for RM Area 13 Land Parcel at 519465 134242 Rusper Road, Horsham, West Sussex. We wish to raise concerns to the above Reserved Matters applications on the grounds that the proposed development would have a significant adverse impact on the residential amenity of our property at Hawkesbourne Park Farm, Rusper Road, Horsham, West Sussex. RH12 4QR which is located on the Northern boundary of the land parcel in the application. Our primary concerns relate to:

Reference to our residential property

We have checked through both applications and no reference has been made to our residential property at Hawkesbourne Park Farm. Within the heritage report section 2.2.16 it states that there are 2 land holdings at Old Hawkesbourne Farm, this is completely incorrect as there are actually 5 independent residential dwellings including ourselves plus other land holdings.

Loss of Privacy and Overlooking

The proposed development would introduce direct overlooking of our property where none currently exists.

At present, our dwelling and private garden benefit from a high degree of privacy and are not overlooked by neighbouring properties. The proposed development would fundamentally alter this situation by introducing new windows and elevated viewpoints with direct views towards our home and outdoor amenity areas.

This would result in a significant and harmful loss of privacy for the occupants of our property and would materially diminish the enjoyment of both the house and garden. The development would therefore have an unacceptable impact on existing neighbouring residential amenity.

Overshadowing

The scale, height and proximity of the proposed development layout would result in overshadowing of our property and garden. This would reduce the amount of natural daylight and sunlight currently received, particularly during key parts of the day, adversely affecting the living conditions of occupants and the usability of outdoor space.

We are concerned that insufficient evidence has been provided to demonstrate that the development layout would not cause unacceptable harm through overshadowing.

Failure to Assess Impacts on Our Property

A particular concern is that the submitted plans, reports and supporting documents appear to make no reference to our property, despite its proximity to the proposed development and the clear potential for impacts on privacy and daylight.

As a result, there has been no meaningful assessment of:

- The effect of overlooking on our property.
- The impact on daylight and sunlight received by our home and garden.
- The extent of overshadowing throughout the year.
- The cumulative impact on residential amenity.

Without such assessment, it is not possible for the Local Planning Authority to properly evaluate the full effects of the proposal on neighbouring occupiers.

Request

We respectfully request that the Local Planning Authority:

- Request the applicant to submit revised plans and appropriate daylight, sunlight, overshadowing and privacy assessments that specifically consider our property before any determination is made.

We would be grateful if this representation could be taken into account when assessing the application.

Yours faithfully,

[Redacted Signature]

Hawkesbourne Park Farm, Rusper Road, Horsham, West Sussex. RH12 4QR

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

