

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 September 2026 09:02:18 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 23/09/2026 9:02 AM.

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: The Granary, Hawkesbourne Farm Rusper Road Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

Planning Application: DC/26/1242
RM Area 13, Mowbray - Land Parcel at 519465 134242, Rusper Road, Horsham

I am writing as an adjoining resident and landowner in response to the above Reserved Matters application.

I recognise that the principle of development was established through Outline Planning Permission DC/16/1677. My comments therefore relate primarily to the detailed proposals for RM Area 13 and their relationship with the existing neighbouring properties and land.

Having reviewed the submitted information, I would be grateful if the following matters could be addressed before the application is determined.

1. Construction and vehicular access

The submitted Transport Statement identifies vehicular access to RM Area 13 as being through RM Area 12, with Palisade Road extended into RM13 and access ultimately via Bailey Road.

This is important because recent investigative/preparatory works on the RM13 land have involved commercial/heavy vehicles entering via the existing residential access serving properties off Rusper Road.

This issue is already the subject of a separate Environmental Information Regulations request and I do not seek to duplicate that correspondence within this planning representation. However, the recent activity demonstrates why the construction access arrangements for RM13 need to be clearly established.

To clarify reference below, 'construction traffic' is to include management/site office traffic (cars) and contractors vehicles (vans).

I therefore request confirmation:

- of the route that will be used by construction traffic for RM13;
- that construction traffic will use the development access through RM12/Palisade Road/Bailey Road and will not rely upon the existing residential/private access;
- whether any temporary construction access is proposed elsewhere and, if so, that it is clearly identified and assessed before works commence; and
- of the Construction Environmental Management Plan or other approved document controlling construction access, including its planning reference.

2. Construction noise, generators and neighbouring amenity

Recent works associated with the land have already resulted in significant noise disturbance from generators and heavy machinery.

We have been unable to identify within the RM13 Reserved Matters documents a site-specific Construction Environmental Management Plan dealing comprehensively with construction noise, working hours and construction traffic.

Given the close proximity of existing residential properties, I request confirmation of the controls that will apply to:

- construction working and delivery hours;
- generators and other continuously operating plant;
- heavy machinery;
- vehicle movements and engine idling;
- dust and mud;
- particularly noisy operations; and
- arrangements for advance notification and liaison with neighbouring residents.

There should also be a clearly identified contact and complaints procedure for neighbouring residents during construction.

Construction compound, site offices and welfare facilities - we have been unable to identify clearly from the submitted RM13 information where the construction compound, contractor parking, site offices, welfare facilities, material storage, plant storage and associated temporary construction facilities will be located.

Given the proximity of existing residential properties, we request that the location and operation of any construction compound and associated facilities are clearly identified before works commence.

In particular, please confirm:

- the proposed location and extent of the construction compound, site offices and welfare facilities;
 - how these facilities will be accessed and confirmation that associated construction and staff traffic will not rely upon the existing residential/private access;
 - where contractor and workforce vehicles will park;
 - the proposed hours of operation;
 - the location and control of generators, temporary lighting and other plant;
 - how noise, light, dust and disturbance to existing neighbouring properties will be minimised;
 - where materials, machinery and waste will be stored;
 - what temporary security fencing and site security measures will be provided; and
 - how long the compound and temporary facilities are expected to remain in place.
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Given our recent experience of noise from generators and heavy machinery associated with works on this land, we would particularly ask that any site compound, generator or continuously operating plant is appropriately located and screened away from existing residential properties.

We would also request that the construction compound, construction access, workforce parking and associated temporary facilities are shown on an approved plan and controlled through the applicable Construction Environmental Management Plan or equivalent document.

3. Surface water drainage, existing watercourses and flood risk

We have particular concerns regarding the proposed drainage arrangements for RM Area 13 and whether the application adequately demonstrates how both existing incoming flows and flows generated by the development will be safely managed.

Significant seasonal rainfall and surface-water flow descends from the adjoining hillside, Hawkesbourne woodland and neighbouring fields towards existing streams and watercourses which pass into or through this phase of the development site.

In addition, a number of existing neighbouring residential properties are served by private sewage treatment systems, with treated discharges entering downhill watercourses which subsequently flow through or towards the application site. These properties include, but are not necessarily limited to, Hawkesbourne House, The Granary, Old Hawkesbourne Farm and Hawkesbourne Park Farm. We understand that the six eco-lodges approved under DC/23/1806 may also be relevant to the cumulative drainage position.

The submitted Drainage Statement identifies existing overland drainage towards local watercourses and proposes a substantial new drainage strategy for RM12/RM13, including attenuation basins, underground storage and controlled discharge into the existing watercourse network.

One of the proposed attenuation/SuDS basins is situated immediately adjacent to our land on the western/south-western edge of RM13.

Given the existing hydrological conditions, we request clear, site-specific evidence demonstrating that the drainage design has taken account of the combined and cumulative flows entering the site, including:

- seasonal surface-water runoff from adjoining higher land, woodland and agricultural fields;
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- existing streams and watercourses passing into and through RM13;
- existing lawful discharges from neighbouring private sewage treatment systems;
- surface water generated by the proposed 156 dwellings, roads and other impermeable surfaces;
- the interaction between these existing and proposed flows and the new attenuation/SuDS infrastructure; and
- the cumulative effect of other approved/developing areas within the wider Mowbray development.

We would particularly welcome confirmation that existing upstream flows and private treatment-plant discharges have been incorporated into the hydraulic modelling used to determine the capacity of the proposed drainage system.

The application should demonstrate that the development will not obstruct, displace or materially alter existing drainage routes in a manner that increases flood risk to neighbouring properties or land, either upstream or downstream.

We also request clarification of the proposed exceedance routes: specifically, where water will flow if rainfall or incoming flows exceed the designed capacity of the RM13 drainage infrastructure, and what measures will prevent exceedance water being directed towards neighbouring private land and existing properties.

Given the attenuation basin immediately adjoining our boundary, we would also request confirmation of its designed capacity, maximum water level, overflow arrangements and the measures proposed to protect adjoining land in an extreme rainfall event.

Finally, the long-term ownership, inspection and maintenance arrangements for the attenuation basins, watercourses and associated drainage infrastructure should be clearly identified and secured for the lifetime of the development.

4. Foul drainage and existing private sewage treatment properties

Existing neighbouring properties in this location are reliant upon private foul drainage systems rather than mains drainage.

RM13 will introduce substantial new foul drainage infrastructure. We therefore request clarification of:

- how RM13 will connect to the public foul sewer network;
 - the route and point of connection of the new foul sewer;
 - whether adequate capacity has been confirmed; and
 - whether the proposed infrastructure passes sufficiently close to existing neighbouring properties to make future connection to mains foul drainage technically feasible.
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If technically feasible, we would ask the applicant and relevant sewerage authority to consider whether provision or passive connection arrangements could reasonably be incorporated during construction to enable neighbouring existing properties to connect in the future.

We recognise that any such connection would be subject to the necessary technical, ownership and sewerage-authority approvals. However, it would be helpful to establish the position while the infrastructure is being designed and constructed rather than retrospectively.

5. Western boundary, security and public access

The western/north-western boundary of RM13 directly adjoins existing privately owned residential and agricultural land.

The application documents themselves recognise the sensitivity of this edge and refer to retained hedgerows, landscape buffering and the need for sensitive treatment of the relationship with existing properties.

However, it is not clear from the submitted information what secure physical boundary will separate the development, open-space and SuDS areas from adjoining private land.

This is particularly important around the proposed attenuation basin immediately adjoining our boundary.

Please therefore clarify:

- whether the open-space and SuDS areas adjoining our land will be publicly accessible;
- whether any footpaths, informal paths or recreational routes will run alongside our boundary;
- the precise fencing/boundary treatment proposed at this location;
- how access by residents, children and dogs onto adjoining private land will be prevented;
- when the secure boundary treatment will be installed; and
- who will be responsible for its long-term inspection, repair and maintenance.

The landscape documentation refers to timber knee rails in certain locations. A low knee rail may be appropriate for protecting planted or ecological areas from recreational pressure but would not, by itself, provide a secure boundary between publicly accessible/open space and neighbouring private land.

We therefore ask that an appropriate secure boundary is provided and completed before the relevant part of the development or open space is brought into use.

6. Great Crested Newts and ecological mitigation

The submitted ecological information establishes that Great Crested Newts are a relevant consideration in the immediate vicinity of RM13.

The Ecological Mitigation and Management Plan identifies nine waterbodies within 250m of RM13 and records Pond 18, approximately 60 metres west of RM13, as having supported a peak count of five Great Crested Newts in 2019.

We are also aware from neighbouring residents of newts being present in a pond immediately north-west of the application site.

The submitted ecological documentation states that further ecological surveys were proposed during 2026 and acknowledges that the results could require amendments to the mitigation measures.

The proposed RM13 SuDS basins are themselves identified within the ecological documentation as providing potential additional aquatic habitat for Great Crested Newts.

We therefore request confirmation:

- whether the proposed 2026 ecological surveys have now been completed;
- what those surveys found;
- whether the neighbouring ponds were included within the assessment;
- whether the submitted Ecological Mitigation and Management Plan has required updating;
- what licensing or precautionary working arrangements will apply;
- how terrestrial habitat and movement corridors between ponds will be protected during construction; and
- how the western boundary, including the proposed SuDS basin adjacent to our land, will be managed in the long term.

The relationship between ecological permeability for protected species and the need for an appropriate secure boundary for neighbouring private land should also be specifically addressed in the detailed boundary design.

7. Hedgerows, screening and privacy

The submitted landscape documentation states that retained hedgerows should be encouraged to thicken, gaps should be filled and existing hedges should ultimately be maintained at approximately 2.4-3.6 metres high.

We welcome the principle of retaining and strengthening the

existing landscape edge.

Given the proximity of proposed development to existing properties and land, these landscape measures should be clearly secured and maintained in the long term.

We would particularly ask that existing mature vegetation along the western/north-western boundary is retained wherever possible and that any gaps are appropriately reinforced before occupation of nearby dwellings.

We would also welcome confirmation of who will have responsibility for the long-term maintenance of this boundary vegetation.

8. Lighting and retention of a dark boundary

The ecological documentation identifies retained habitats around the western, northern and eastern boundaries as sensitive to artificial lighting.

The submitted lighting information appears to demonstrate low levels of light spill around the particular area modelled. However, it is not clear that this demonstrates predicted lighting levels across the entirety of the western/north-western boundary adjoining existing residential and agricultural land.

We therefore request confirmation that the lighting assessment demonstrates appropriate light levels across the whole western/north-western RM13 boundary.

External lighting should be designed, positioned and controlled to avoid unnecessary light spill onto neighbouring properties, retained hedgerows, ecological corridors and habitats associated with nearby Great Crested Newt ponds.

9. Privately owned land shown as "Education"

Figure 1 of the submitted Travel Plan Statement, sourced from Broadway Malyan Drawing 34854-312 Rev A, shows the wider Mowbray masterplan.

We have identified that part of land within our ownership appears on this drawing to be included within the area coloured and identified as "Education."

We would be grateful for clarification as to why privately owned land has been included within this area and what status or purpose the "Education" designation shown on this drawing is intended to have.

In particular, please confirm:

- whether the Education area shown is indicative or forms part of an approved land-use/masterplan parameter;
- why land within our ownership has been included within it;
- whether the applicant, Council or any other authority anticipates that this land will be required for future education provision; and
- whether any element of RM13 or the wider Mowbray development relies upon land within our ownership for education provision, access, drainage, landscaping, ecological mitigation or other infrastructure.

For the avoidance of doubt, the inclusion of land within our ownership on this masterplan should not be interpreted as indicating landowner agreement, consent or availability.

We would welcome a clear explanation of the status of this land within the submitted masterplan.

10. Social value, local employment and economic benefit

Given the scale and duration of the proposed development, we would welcome clarification of the social value and local economic benefits that will be delivered through the construction and delivery of RM Area 13.

We recognise that some obligations associated with the wider Mowbray development may already be secured through the Section 106 Agreement and other requirements associated with Outline Planning Permission DC/16/1677.

However, we would welcome confirmation of any commitments applicable to RM Area 13 in relation to:

- local employment and recruitment;
- apprenticeships, training and work experience opportunities;
- engagement with local schools, colleges and training providers;
- opportunities for local contractors and suppliers;
- use of local businesses and services during construction; and
- wider community engagement or social value initiatives.

We would also be grateful if the Council could identify any existing employment, skills, procurement or social value obligations contained within the DC/16/1677 Section 106 Agreement or other approved strategies which apply to RM Area 13, and explain how delivery of those commitments will be monitored as this phase progresses.

Conclusion

We recognise that the principle of the wider North Horsham/Mowbray development has previously been established. Our comments are intended to ensure that the detailed design and delivery of RM Area 13 properly considers and protects the

amenity, security, drainage and ecological interests of the existing neighbouring properties and land.

Before determination of DC/26/1242, we would particularly welcome clarification from the applicant and Council regarding:

- construction access, including contractor and welfare and confirmation that the existing residential access will not be relied upon;
- the applicable Construction Environmental Management Plan and controls over noise, generators, heavy plant and working hours;
- existing incoming surface-water and private treatment-plant flows, drainage capacity, exceedance routes and protection of neighbouring land;
- foul sewer infrastructure and the potential for future connection of existing properties currently reliant on private drainage;
- secure boundary treatment and public access arrangements along the western/north-western edge;
- outstanding 2026 ecological survey results and Great Crested Newt mitigation;
- protection and long-term management of existing hedgerows and screening;
- lighting impacts along the western/north-western boundary;
- the status of privately owned land shown within the "Education" area of the wider masterplan; and
- the social value, local employment, skills and local procurement commitments applicable to this phase.

We would be grateful if these matters could be addressed as part of the assessment of DC/26/1242 and, where necessary, secured through appropriate plans, conditions or other controls before development of RM Area 13 proceeds.

Kind regards

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