

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 March 2026 13:10:58 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 22/03/2026 1:10 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:	Hurstside Mill Straight, Worthing Road Southwater
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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 - Other - Overdevelopment - Trees and Landscaping
Comments:	We wish to contest the existing outline planning permission for - Ref. No: DC/26/0197 Status: Consultation 1) Loss of General Amenity - The boundary drawn on the plans (and the plans themselves) are inadequate and do not use correct terminology or accurate measurements. They continue to show a

proposed dwelling whose footings come within 1 metre (approx) of our boundary on land owned by Hurstside and Hurstbourne which falls under The Party Wall Act 1996. The plans for moving a fence would also not be in-keeping with the fence line of all other properties on the Worthing Road.

2) Trees and Landscaping - This remains another issue as the current plans that have not been amended beyond a reduction from 4 to 3 bedrooms, are still based on the overdeveloped foot print, and do not address any of the issues that Horsham Council rejected the previous application over, regarding its disproportionate dimensions, proximity too, or encroachment on existing boundaries in relationship to the plot size.

It also includes a secondary application under 'Trees and Landscaping', requiring the felling a tree (Oak treeRef. No: DC/13/1809) not identified on the plans, but assumed as falling within their land, based on where the proposed property fittings are to be piled. This tree does not belong to the applicant and hangs over our driveway, its trunk falling on our side of the water drainage ditch that acts as the land demarcation point between both properties.

3) Loss of Amenity 2 - Regrettably, we cannot agree the plan, as it would result in 'loss of amenity' and soak-sway for our property's driveway access, potentially flooding the bungalow's entrance along with a requirement on us to grant access to third partying contractors to clear up any debris, which we do not give.

4) Overdevelopment - The application is still for a disproportionate size property with the same dimensions, unchanged from the previous rejected application DC/2025/1400, including access to the Worthing Road (Mill Straight) on a white hashed known 'pinch point' on a 40 mph road previously rejected by West Sussex County Highways. Thus, to fit this property and 3 car parking spaces into a triangular plot creates a highway access and parking issue conundrum, the entrance size, cartilage, turning circle measurements and usage of by heavy contractor vehicles, cannot be agreed by us.

5) Other (Equality Act 2010) - These actions without dialogue with the neighbour, are contrary to the rights of a 91-year old disabled owner under the Health and Safety Act 1974 of the 91-year old under the Equality Act 2010 and the Disability Act 2010.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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