

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 08 April 2026 20:49:18 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0355  
**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 08/04/2026 8:49 PM.

### Application Summary

|               |                                                                                                                                                                   |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Land To The Rear of The Copse Worthing Road Horsham West Sussex RH13 9AT                                                                                          |
| Proposal:     | Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works. |
| Case Officer: | Kate Turner                                                                                                                                                       |

[Click for further information](#)

### Customer Details

Address: Woodlands Worthing road Horsham

### Comments Details

|                      |                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                              |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                           |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |
| Comments:            | I strongly object to the proposed development of 23 residential dwellings.                                                                                                                             |

#### 1. Harm to Residential Amenity

The proposed access road running directly past our garden would have a severe and immediate impact on our residential amenity. The increase in vehicle movements would introduce significant noise, headlights, air pollution, and disturbance directly adjacent to our home and garden. This would materially reduce our ability to enjoy our property and negatively affect our living conditions and health and wellbeing.

#### 2. Traffic Generation and Highway Safety

Based on typical UK car ownership levels of 1- 2 vehicles per household, 23 homes could generate approximately 35-46 resident vehicles, excluding visitors, delivery drivers, tradespeople, and service vehicles. This level of traffic would significantly increase vehicle movements on already busy surrounding roads, raising concerns about congestion and highway safety.

#### 3. Inadequate Infrastructure Capacity

The local road network and surrounding infrastructure already experience pressure. Additional development will place further strain on roads, drainage systems, schools, healthcare services, and utilities. There is little evidence that the existing infrastructure has the capacity to accommodate this increase.

#### 4. Cumulative Impact of Development

This application must be considered alongside the current Berkeley proposal for approximately 1,000 homes directly next door to this site . When taken together, the cumulative impact of these developments would represent a substantial increase in population and traffic in the area, which risks overwhelming existing infrastructure and services.

#### 5. Overdevelopment of the Area

The proposal represents an overintensification of development in close proximity to existing residential properties. The scale and layout do not appear to adequately consider the impact on neighbouring homes or the character of the surrounding area.

#### 6. Poor Design Quality and Sustainability

The architectural design of the proposed homes lacks ambition and does not appear to prioritise modern sustainability standards expected of new housing developments. New developments should demonstrate strong environmental performance and thoughtful design that integrates with the local context.

For these reasons, I urge the council to refuse this application

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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