

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 March 2026 22:13:42 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0366
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 25/03/2026 9:13 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.

Case Officer: Matthew Porter

[Click for further information](#)

Customer Details

Address: Barford Worthing Rd Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I object to this application due to the harmful design and layout of the Illustrative Masterplan: 0015, REV G (Illustrative Masterplan - Drawing No. KPK-A019-0015-RevG.pdf) in the area directly opposite my home, Barford, Worthing Road. The submitted masterplan shows two large blocks of flats positioned directly opposite existing houses along Worthing Road, at an approximate distance of only 15 metres from my property. This is an extremely close and poorly considered relationship for multi-storey development and represents an unacceptable form of development at the site boundary.

The proposed flats would look directly into my home. In particular, my first-floor bathroom contains a slanted roof window with clear glazing that directly faces out towards the site. Upper floor windows in the proposed flats could have clear line-of-sight into this window, resulting in a serious and unacceptable loss of privacy. This conflicts with Policy 33 of the Horsham District Planning Framework and Paragraph 135 of the National Planning Policy Framework, both of which require protection of residential amenity.

The scale and positioning of these blocks of flats are also out of keeping with the surrounding area, which is characterised by traditional two-storey housing dating from the 1930s along this part of Worthing Road. Placing large multi-storey buildings directly opposite these established homes creates an overbearing and visually intrusive form of development and fails to respect the character of the area or provide a suitable transition in scale. This is poor masterplanning and conflicts with Policy 32 of the Horsham District Planning Framework.

The proposed new access road opposite my property would significantly exacerbate these issues. It would introduce increased traffic movements, noise and headlight glare directly toward my home, adversely affecting residential amenity. In addition, the creation of a new junction in this location would make it more difficult and potentially hazardous to safely enter and exit my driveway onto Worthing Road.

The proposal also involves the removal of a large existing tree directly opposite my house to facilitate this road, which currently contributes to visual screening and local character. Its loss would further expose my property to the impacts of the development.

Overall, this part of the scheme represents poor design and an unsympathetic relationship with existing housing. A more appropriate approach would relocate the blocks of flats further into the site and provide lower density housing and landscaping along

this boundary. I therefore request that this application is refused,
or that this part of the masterplan is fundamentally redesigned.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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