

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 April 2026 17:01:52 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 03/04/2026 5:01 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: 3A Courtlands Southwater

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	Objection to Application DC/26/0355 Land to the rear of The Copse, Worthing Road, Southwater I object to this application on the following grounds.

1. Conflict with the Development Plan (Principle of Development)

The site lies outside the defined Built-Up Area Boundary and is not allocated for residential development within the Southwater Neighbourhood Development Plan. The Neighbourhood Plan forms part of the statutory development plan and requires applications to be determined in accordance with it.

Policy SNP2 supports residential development within the built-up area only, and the Plan makes clear that expansion beyond this boundary is supported only where sites are allocated through the development plan. This site is not allocated.

The proposal therefore conflicts with the development plan and should be refused in principle.

2. Unacceptable Impact on Residential Amenity

The proposed layout places dwellings (plots 06-08) directly along the boundary with existing residential properties, creating a rear-facing relationship at close proximity.

This would result in clear overlooking from upper-floor windows, loss of privacy, and an overbearing relationship inconsistent with acceptable residential design standards. The limited landscape buffer does not provide adequate mitigation.

3. Harm to Settlement Pattern and Landscape Character

The site is currently undeveloped grassland. The proposal would introduce substantial built form beyond the planned settlement edge, eroding the defined boundary and undermining the plan-led distribution of development.

This is contrary to the spatial strategy underpinning both the Neighbourhood Plan and Horsham District Planning Framework, which seek to direct development to appropriate, allocated locations.

4. Insufficient Evidence on Highways and Infrastructure Impact

The development proposes 23 dwellings and associated access and parking without robust evidence demonstrating that the local road network can accommodate the additional traffic without adverse impact.

The Neighbourhood Plan identifies existing highway constraints and requires development to be supported by appropriate infrastructure. This has not been satisfactorily demonstrated.

5. Drainage and Surface Water Risk

The proposal would replace permeable greenfield land with built development and hardstanding. Insufficient evidence has been provided to demonstrate that surface water can be managed without increasing runoff or flood risk to neighbouring land and

properties.

6. Incomplete Information - ASHP Noise

No clear plan has been provided showing the siting of air source heat pumps. In the absence of this information, the application fails to demonstrate that noise impacts on neighbouring properties can be avoided.

Conclusion

The proposal conflicts with the statutory development plan in principle and gives rise to clear and unacceptable planning harm.

Planning permission should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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