

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 April 2026 21:29:31 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 03/04/2026 9:29 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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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 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
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

1. Executive Summary

I am writing to formally object to the proposed development, specifically regarding the design and layout of Illustrative Masterplan: 0015, REV G (Drawing No. KPK-A019-0015-RevG.pdf).

The proximity and scale of the proposed structures directly opposite my home represent an unacceptable form of development that fails to respect existing residential amenity or local character.

2. Unacceptable Impact on Residential Amenity

The masterplan indicates two large blocks of flats positioned approximately 15 metres from my property. This is a poorly considered relationship for a multi-storey development at a site boundary.

Loss of Privacy:

The proposed flats would create a direct line-of-sight into my home. Specifically, my first-floor bathroom contains a slanted roof window with clear glazing. Upper-floor windows in the proposed blocks would look directly into this window, resulting in a serious loss of privacy.

Policy Conflict:

This violates Policy 33 of the Horsham District Planning Framework (HDPF) and Paragraph 135 of the National Planning Policy Framework (NPPF), both of which require the protection of residential amenity.

3. Inappropriate Scale and Character

The area along this part of Worthing Road is characterized by traditional 1930s two-storey housing.

Overbearing Design:

Placing large, multi-storey buildings directly opposite established homes creates an overbearing and visually intrusive form of development.

Lack of Transition:

The proposal fails to provide a suitable transition in scale or density.

This constitutes poor masterplanning and conflicts with Policy 32 of the HDPF, which requires development to complement the local character.

4. Highways, Safety, and Environmental Impact

The proposed access road situated directly opposite my property introduces further detrimental impacts:

Operational Nuisance:

Increased traffic movements will lead to heightened noise levels and significant headlight glare directed toward my habitable rooms.

Highway Safety:

The creation of a new junction in this location will make entering and exiting my driveway (and those of neighbouring properties) onto Worthing Road more difficult and potentially hazardous.

Loss of Green Infrastructure:

The proposal requires the removal of a large, mature tree and established hedgerows opposite my house.

These are vital for visual screening and local character; their removal will leave my property entirely exposed to the new development.

5. Conclusion

Overall, this portion of the scheme is unsympathetic to the existing built environment.

I request that this application be refused unless the masterplan is fundamentally redesigned to:

- 1) Relocate the high-density blocks further into the site.
- 2) Replace the boundary dwellings with lower-density, two-storey housing.
- 3) Incorporate significant landscaping and retain existing trees and hedgerows along the Worthing Road boundary.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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