From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 November 2026 09:04:35 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1645
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 11/11/2026 9:04 AM.

Application Summary

Address:	Land North of Shermanbury Road Partridge Green West Sussex RH13 8EU
Proposal:	Variation of Condition 10 of previously approved application DC/24/0428 (Outline planning application for the erection of up to 120 dwellings with public open space, landscaping, and sustainable drainage system (SuDS) with vehicular access point with all matters to be reserved except access.) Relating to Water Neutrality.
Case Officer:	Sophie Moore

Click for further information

Customer Details

Address:	43 The Rise Partridge Green horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Privacy Light and Noise
Comments:	FORMAL OBJECTION TO PLANNING APPLICATION DC/26/1645

Site: Land North of Shermanbury Road, Partridge Green, West Sussex

I wish to formally object to this planning application and raise serious concerns about the proposed development and its impact on existing residents, local wildlife and the surrounding environment.

As a neighbouring homeowner, I am extremely concerned about the consequences of this development for our home and the natural surroundings that we currently enjoy.

1. Impact on local wildlife and established owl habitat

One of my biggest concerns is the wildlife currently living in this area. We regularly have owls in the mature tree immediately behind our property, and the surrounding land provides an important natural environment for wildlife.

This is not simply unused land. It is an established natural habitat supporting wildlife which will be affected by construction, vegetation removal, increased noise, artificial lighting and the permanent introduction of significant residential development.

I am extremely concerned about the potential disturbance or destruction of nesting and roosting habitats.

I strongly request that the council ensures up-to-date ecological surveys are undertaken, including appropriate surveys for owls, nesting birds and other protected species, before any further decisions are made.

The presence of wildlife should not be overlooked simply because development has previously been approved in principle. Existing wildlife must still be properly protected.

2. Loss of privacy and overlooking

The prospect of two-storey houses being built directly behind our property is extremely concerning.

We face the very real possibility of losing our privacy, with neighbouring properties potentially overlooking our garden and home from upstairs windows.

Our garden is our private space, and we should not have to sacrifice the enjoyment of our own home because of a development that could fundamentally change our surroundings.

I ask that the council gives proper consideration to the positioning, height and orientation of the proposed properties and the impact

on existing neighbouring homes.

3. Overshadowing and overbearing impact

The introduction of substantial two-storey buildings behind our home will significantly change the character and outlook of our surroundings.

I am concerned about potential overshadowing, reduced natural light and the feeling of being enclosed by neighbouring properties.

The impact on existing residents must be properly assessed rather than treating the land as an isolated development site.

4. Loss of trees, greenery and natural surroundings

The existing trees, hedgerows and vegetation are an important part of the local environment.

They provide natural screening, privacy and habitats for wildlife. Their removal or disturbance would have a permanent impact on the surrounding area.

I strongly believe that existing trees and established vegetation should be protected wherever possible, particularly where wildlife is known to be present.

5. Environmental impact and water neutrality

I am particularly concerned that this application seeks to vary Condition 10 of the previously approved development.

I would like the council to provide clear reassurance that any proposed changes will not weaken the environmental safeguards originally imposed.

The council must be satisfied that the development will continue to meet its water neutrality requirements and that the environmental consequences of this substantial development have been properly assessed.

I do not believe these safeguards should be weakened without clear and convincing evidence that the necessary protections will remain in place.

6. Impact on existing residents and the character of Partridge Green

A development of up to 120 homes represents a significant change to this area.

The impact on people who already live here must not be

overlooked. Existing residents should not be expected to accept an unacceptable loss of privacy, residential amenity and natural surroundings without these issues being properly considered.

We chose our home partly because of its surroundings, greenery and the natural environment behind us. The proposed development threatens to change that environment permanently.

CONCLUSION - FORMAL OBJECTION

I strongly object to this application in its current form.

I ask Horsham District Council to take these concerns seriously and to ensure that no changes to the existing planning conditions are approved without full consideration of their environmental consequences.

In particular, I request that the council ensures that local wildlife, including the owls regularly present in the mature tree immediately behind our home, is properly protected.

I also ask that the impact on neighbouring residents, including privacy, overlooking, overshadowing and the protection of existing trees and vegetation, is fully considered at the appropriate planning stage.

This is not simply about opposing development. It is about ensuring that existing residents, established wildlife habitats and the environment are not disregarded in the process.

Please formally register this objection and ensure that all the concerns raised are considered before a decision is made.

I respectfully request that this application is refused unless the council can demonstrate that the proposed variation will maintain the necessary environmental protections and safeguards.

Yours faithfully,

A concerned neighbouring resident
43 The Rise, Partridge Green

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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