[redacted]

From: Planning@horsham.gov.uk
Sent: 29 October 2026 09:22
To: Planning
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 29/10/2026 9:21 AM.

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:	Willow Croft New Road Southwater

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	Formal Objection - DC/26/0355 - Willow Croft, New Road, Southwater I am the owner and resident of Willow Croft, which directly adjoins the southern boundary of the proposed development. I recognise the need for additional housing and am not opposed to development in principle. However, I object to the application in its current form because I do not believe the potential impacts on our residential amenity, established landscape, watercourse and local wildlife have been sufficiently addressed.

1. Impact on our recently approved annexe

Our first-floor residential annexe was approved under DC/26/1059 on 12 August 2026 and is currently occupied by our family while renovations continue to the main house.

The annexe has a first-floor Velux balcony window facing directly towards the proposed development. When opened, this provides a balcony-style opening overlooking the existing copse.

I am seriously concerned about the proximity of the proposed dwellings and the potential for direct overlooking, loss of privacy and an overbearing relationship between the buildings.

As the annexe was approved before the October 2026 committee report, I request confirmation that its approved elevations, balcony window and residential use have been considered.

I specifically request measured separation distances, an assessment of first-floor sightlines and consideration of the impact during winter, when existing deciduous vegetation provides considerably less screening.

2. Protection of the existing copse and boundary landscaping

The mature trees, natural planting and woodland outlook were significant reasons for purchasing Willow Croft. This established landscape provides privacy, tranquillity and a natural separation from surrounding development.

Our garden includes mature trees and lower-level planting, followed by a wire fence, a drainage ditch within our ownership and the adjoining copse.

I understand that the applicant's Landscape Design Strategy proposes native scrub and woodland habitat buffers along the site boundaries, including the southern boundary.

I request that the council secures a substantial, continuous landscape buffer specifically along the section adjoining Willow Croft, prioritising retention of existing mature trees and supplementary dense native hedgerow and tree planting.

The scheme should provide meaningful year-round screening, including appropriate evergreen species, with clearly defined planting widths, densities, implementation timescales and long-term maintenance obligations.

I also request confirmation of which existing trees will be retained or removed, and how trees and root systems on our land will be protected during construction.

3. Existing watercourse and drainage

Willow Croft includes an established drainage ditch beyond our garden fence, which forms part of the wider network of watercourses surrounding the site.

The ditch naturally holds water during winter and dries during summer. It has historically functioned without intervention.

Given the proposed attenuation pond and associated drainage infrastructure, I request confirmation that the development will not adversely affect existing water flows, water quality, drainage conditions or flood risk affecting our property.

I also request appropriate protection of the ditch, its banks and surrounding vegetation during construction, together with clarification of any proposed discharge arrangements near our boundary.

4. Wildlife and ecological protection

We have personally observed newts, bats and deer in the adjoining woodland and

surrounding area.

I recognise that ecological assessments have been undertaken, but request confirmation that these adequately consider the existing ditch, adjoining copse and connected wildlife habitats immediately bordering Willow Croft.

I ask that the council secures appropriate ecological buffers, protection of existing wildlife corridors, sensitive external lighting and enforceable biodiversity mitigation measures.

5. Requested action before determination

Given the Planning Committee meeting scheduled for 3 November 2026, I respectfully request that these concerns are brought to members' attention before the application is determined.

In particular, I request:

* Confirmation that our approved annexe and Velux balcony window have been included in the residential amenity assessment.
* Measured separation distances and sightline assessments between the annexe and the nearest proposed dwellings.
* A detailed tree retention and protection plan.
* A substantial, enforceable native landscape buffer along our shared boundary, providing meaningful year-round screening.
* Confirmation that existing drainage arrangements and ecological habitats will be protected.
* Clear long-term management and maintenance responsibilities for landscaping and drainage infrastructure.

I have separately emailed the planning officer, Kate Turner, regarding the annexe and provided a photograph showing the outlook from our Velux balcony window.

I would welcome a site visit and direct consultation regarding the proposed boundary treatment.

My objection is not to the principle of providing homes, but to granting permission without adequately assessing and mitigating the potential impacts on our existing home and its natural surroundings.

I respectfully request that these matters are fully considered before a decision is made.

[redacted]
Willow Croft, New Road, Southwater

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council