

**DC/16/1320 | Demolition of existing dwellings and erection of 66 homes with associated car parking and external works. | Winterton Court Horsham West Sussex**

Horsham Society have reviewed the Winterton Court application and consider that it is a depressing companion to the imaginative Standing Court development. The proposals should start with the Standings Court development as the inspiration, to reflect its style and create cohesive designs on adjacent sites, connected across the important pedestrian and cycle route. The proposed buildings are too large for the site because of too many dwellings, then using with dark materials creating a barrack-like appearance. There is insufficient incorporation of existing mature trees on the boundaries. No use is made of the potential of the north east pedestrian route that could be imaginatively incorporated into the design.

- Despite the claims in the design and access statements the building design is unimaginative with little articulation and is too unvaried in wall expanses and fenestration. The layout is rigid, formal and square; a more freeform site plan should be considered, incorporating the north east path into the layout.
- The size of the buildings, up to four stories under a pitched roof is excessive and the sections demonstrate how they dwarf the existing mature trees in the central square.
- Horsham Society regard the choice of material, dark red brown brick, dark feature red brown bricks, grey slate coloured tile, dark grey windows and balustrades with black rainwater goods, to be dull, unimaginative and featureless. These should be revised to brighter brickwork and cheerful materials.
- The revised plan could and should retain existing trees in the centre and the edges, especially the heavily used northeast boundary of the site. One key tree scheduled for removal is the large mature ash tree (T23) in the northwest corner adjacent the subway - the site plan is incomplete in this area. This tree condemned for removal for no reason other than it is there. It should be retained and allowed to re-grow giving definition and maturity to this corner of the site.
- The existing trip data in the Transport Assessment uses TRICS estimated data as the base for data, rather than the original function as the retirement homes function which is a curious assumption so skewing downwards the likely increase in traffic. It concludes that the predicted net increase is 6-7 vehicle movements per hour, which is extremely low. This data should be reviewed and the effect of this significant traffic flow across the pedestrian and cycle path must be re-considered, especially during construction. Concerns over parking and traffic are well articulated in residents comments and objections.

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For Horsham Society