

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 26 March 2026 13:56:07 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 26/03/2026 12:56 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 residential dwellings (including affordable housing) (Use Classes C2 and C3); 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:** Holly Lodge New Road 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
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I set out below my objection to the above planning application;

This application completely disregards both the existing democratic process currently in place which the Council members must abide by, and the binding Southwater Neighbourhood Plan which was approved in 2021. This followed extensive work and consultation by the Council, relevant stakeholders and the local community.

The above proposal vastly exceeds the housing quota agreed at that time.

Living in New Road, I am sure that other close neighbours also have the same highly dangerous issues on a daily basis when exiting and entering our road by vehicle, there has been far too many near misses caused by the road structure and in particular the blind bend in very close proximity to our south, it to mention continual and worsening speeding incidences.

Furthermore, it is getting harder and harder to exit New Road following the large amount of previous new development foisted on Southwater.

The new relief Road in the plans will only exacerbate current issues further, especially given the enormous amount of additional traffic that would result from this poorly conceived plan.

I would suggest that the majority of traffic will still travel through Worthing Road. Even from the proposed new development, particularly those going into Horsham, rather than navigating through the so called relief road to our south. Worthing Road will become even more of a "Rat Run" and this will inevitably extend further into the village.

The creation of a Southwater Village Centre Mark II is utterly ridiculous and does not fit, in any way, a classical view of an English village and will result in a hugely disjointed village structure/atmosphere and is simply a developers attempt to ease their way to acceptance!

The village struggles to currently provide all the usual facilities - parking, doctors, dentists etc, this development would catastrophically "break" these existing fragile structures and result in further unneeded traffic flow into Horsham town centre whose infrastructure is also under strain.

With the predominant clay earth in the area and known flooding

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issues this development will further increase problems.

Southwater has already taken more than its fair share of additional housing and most definitely lost some of its sole as a result.

Surely other more vastly untouched areas of the district now need to take the burden.

I respectfully ask that this poorly thought out planning application be refused.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton