PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/26/0355

Land rear of The Copse, Worth Road, Southwater

Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.

RESOLVED:

At its meeting on 3rd November 2026 , the Planning Committee resolved to Refuse the planning application, contrary to officer recommendation, for the following reason:

The proposed development would be located outside of the Built Up Area Boundary of Southwater on a site not allocated for development within the Horsham District Planning Framework, the emerging Horsham District Local Plan, or the adopted Southwater Neighbourhood Plan. The provision of 23 homes in this location would therefore represent inappropriate development in the countryside contrary to Policies 2, 4 and 26 of the Horsham District Planning Framework, Policy 14 of the emerging Horsham District Local Plan and does not demonstrate the exceptional circumstances required by Policy S5 of the National Planning Policy Framework.

Case Officer: **K Turner**	**Date:** **09.11.26**
Authorising Officer: Adrian Smith	**Date:** 09/11/2026