

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 March 2026 14:29:00 UTC+00:00
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 07/03/2026 2:29 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: Labri 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
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

Re: Planning Application DC/26/0366 - Formal Objection

I wish to formally object to planning application DC/26/0366.

After reviewing the submitted plans and supporting documents, I have significant concerns regarding the impact of the proposed development on the surrounding area, particularly in relation to flood risk, local infrastructure, and the character of the locality.

Flood Risk and Drainage

A primary concern relates to flood risk and surface water drainage. The development of additional hard surfaces such as buildings, driveways and paving can significantly increase surface water runoff. In areas where drainage capacity is already limited, this can exacerbate flooding both on the site and to neighbouring properties.

The National Planning Policy Framework (NPPF) states that development should avoid areas at risk of flooding and should not increase flood risk elsewhere. The proposal does not appear to adequately demonstrate how surface water will be managed to ensure that flood risk is not increased for neighbouring properties or the wider area.

Furthermore, planning policy requires that development should incorporate sustainable drainage systems (SuDS) and demonstrate that runoff will be managed appropriately. In my view, the application does not provide sufficient evidence that appropriate drainage mitigation measures will be implemented or that the site can safely accommodate the development without increasing flood risk.

Impact on the Character of the Area

The proposal also appears to be out of keeping with the character and appearance of the surrounding area. The scale and design of the development would not reflect the established pattern of development in the locality and would harm the visual amenity of the area.

Traffic and Infrastructure

In addition, the development may increase traffic movements and parking pressure in the immediate area. This has the potential to negatively impact road safety and place additional strain on local infrastructure.

Conclusion

For the reasons outlined above, particularly the concerns regarding increased flood risk and insufficient drainage mitigation, I respectfully request that Horsham District Council refuse planning permission for application DC/26/0366.

Thank you for taking the time to consider my comments as part of the planning process.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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