

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 15:27:21 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 09/03/2026 3:27 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: Terrell New Road Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Loss of General Amenity
- Overdevelopment

Comments:

I wish to register a formal objection to the above outline planning application for residential development on land north-west of Southwater.

While I recognise the need for additional housing within Horsham District, the proposed development raises a number of significant planning concerns which, taken together, indicate that the proposal would represent unsustainable development and should therefore be refused.

1. Impact on Local Highway Network

The proposed development would generate a significant increase in vehicular traffic on local roads serving Southwater. Residents already experience congestion during peak hours, particularly on routes connecting to the A24 and through the village centre.

In particular, if the proposed plan includes the secondary roundabout south of the main Hop Oast roundabout, a relatively small flow of traffic from the A24 towards to the proposed new access road would choke the vehicular access to the Hop Oast roundabout. Prior to the installation of the filter lane onto the northbound carriage way of the A24 some years' ago, significant congestion was experienced at peak times for vehicles leaving the village.

The Transport Statement appears to underestimate the cumulative impact of additional traffic generated by a substantial residential development in this location. Increased traffic would exacerbate existing congestion and could adversely affect highway safety, particularly around school routes and residential streets.

In accordance with the National Planning Policy Framework, development should only be permitted where the residual cumulative impacts on the road network are not severe. Based on existing conditions, there is a strong risk that this threshold would be exceeded.

2. Pressure on Local Infrastructure

Southwater already faces pressure on key community infrastructure including:

- * primary and secondary school places
 - * GP and healthcare provision
 - * local services and community facilities
-

A development of this scale risks placing additional strain on services that are already operating near capacity. While infrastructure contributions may be proposed through planning obligations, there remains uncertainty that such measures would adequately mitigate the cumulative impact of further population growth in the village.

3. Loss of Countryside and Landscape Character

The application site is currently undeveloped greenfield land that contributes to the rural setting and landscape character of the western edge of Southwater.

Development in this location would extend the built form into open countryside and erode the clear transition between settlement and rural landscape. The loss of open land would have an adverse visual impact and would reduce the distinctive character of the area.

Protecting the character of the countryside is an important consideration within both national planning policy and local planning policies.

4. Environmental and Ecological Concerns

The site currently provides potential habitat for wildlife and contributes to the wider ecological network surrounding Southwater. Development of greenfield land inevitably results in habitat loss and fragmentation.

Although ecological mitigation measures may be proposed, it remains uncertain whether these would adequately compensate for the loss of existing natural habitats.

5. Flood Risk and Drainage

Parts of the Southwater area have experienced issues with surface water drainage during periods of heavy rainfall.

Introducing a large area of additional hard surfaces could increase surface water runoff and place additional pressure on existing drainage infrastructure. The application should therefore be carefully scrutinised to ensure that any proposed drainage strategy fully addresses potential flood risk both on and off site.

Conclusion

For the reasons outlined above, the proposal raises significant concerns regarding:

* highway capacity and safety

- * pressure on local infrastructure
- * loss of countryside and landscape character
- * ecological impacts
- * flood risk and drainage

Taken together, these impacts indicate that the proposed development would not represent sustainable development in this location. I therefore respectfully request that Horsham District Council refuse planning permission for application DC/26/0366.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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