

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 March 2026 17:06:13 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 08/03/2026 5:06 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: Silverlea, Southwater Street Southwater Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity

- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

So here we are again, following the time-honoured tactic of keeping on asking the same question until you get the answer you want.

HIGHWAY ACCESS & PARKING: As I said last time this came up, Worthing Road is already heavily congested and badly potholed. It can take several minutes to cross it during peak times, and you don't have to stand for long at the traffic calming measures to see a narrow miss, honking of horns, etc. The traffic makes a great deal of noise, even without the rising cases of anti-social driving. Building a school alongside this seems like a recipe for accidents. Southwater Street is already a rat-run, with increasing numbers of vehicles, many driving in excess of the speed limit and regardless of the nature of the road. I have regularly been chased and abused by motorists whilst cycling along it, as they seek to race through the many tight bends to bypass Horsham. We can also look forward to Southwater Street enjoying a twice-daily invasion of vehicles parked by the kerb waiting to collect students from the proposed school. These problems must inevitably get worse with the proposed 40% uplift to population, to say nothing of the traffic a new school will generate, and all without any responsibility for the developer to contribute toward improved supporting road infrastructure. Neither is there any provision within the proposal for funding for additional bus capacity. Brilliant.

LOSS OF GENERAL AMENITY: We are cut off from the countryside to the east of the village by the A24, for which no adequate crossing points have been provided. The land for this proposed development is the only open land within walking distance of the north of the village. Scores of dog-walkers use it daily. If the land is buried under concrete, we, like them, will have to get in the car to drive to a suitable and safe location to walk the dog - more unnecessary car journeys. There are deer living in the woodlands - where are they supposed to go? They are trapped to the west by the railway line. Children build camps in the woods and swing over the drainage ditch. The health benefits of having access to open countryside (and clean air) are well documented, yet this development would spell an end to this for anyone living in the north of Southwater.

OVERDEVELOPMENT: How many thousands of homes have been built in the village already over the last 5 years? Southwater has already contributed disproportionately to government housebuilding targets in the area and is increasingly becoming an urban sprawl rather than a village. None of the supporting infrastructure has been improved in line with this, and now this proposal has returned once again to pile even more pressure on. I understand that the last time the proposal was denied was due to

concerns over drainage and water supply. What has changed here to make the scheme viable now? Is the answer in fact very little or nothing at all, bar increased political pressure to get more homes built, regardless of their viability? We have had flooding. We have had water shortages. I walk those fields every day, and I can tell you that the drainage issue hasn't gone anywhere. Fixing it will take some serious engineering, adding further to the already terrific impact of this proposal. I'm convinced this development will lead to the exacerbation of flooding issues in the area. On the other side of the coin, without any upgrade in water supply infrastructure, is it not also inevitable that this will lead to further problems with water supply? If the developer's answer to this is no, I would be very interested to hear their justification - perhaps they have a magic wand? With no mention of how the new residents will be able to access a doctor or a dentist, existing residents can also look forward to a degradation in their own already highly stretched services.

PRIVACY, LIGHT & NOISE: I have already spoken about the traffic noise from the Worthing Road and along Southwater Street. With an average of nearly two extra cars per new house built, the increase in traffic noise will be enormous. Extra congestion at peak hours will add to this. During a recent blockage of the A24, the village was in gridlock. Cars stack up at the traffic calming measures, engines running and music playing, then roaring away in a cloud of exhaust when they finally get an opportunity. The amount of noise, mess, traffic and disruption caused during the construction phase will also be enormous. Covering several large fields with housing estates will inevitably mean more light pollution on top of that already caused by the THOUSANDS of homes already recently built in the village.

TREES & LANDSCAPING: Other housing developments in the area undoubtedly provide a blueprint for what we can expect here. Obviously the existing rural landscape will be covered with roads, housing and the school. Some of the woodlands will be retained to provide a sop to the environmental objections, but these will be marooned and disconnected. Being at the back of people's new properties, they are not going to be places to spend time in, and will be of far less value to wildlife relative to what is there at the moment.

FINALLY: As mentioned at the beginning of this, plans for this development have been brought up and rejected time and again, and for very good reasons that have not gone anywhere in the meantime. Each time, residents have the worry and hassle of voicing their objections and hoping that somehow the right decision will be reached to deny permission, only to have the same thing crop up a year or two later. This feels like harassment. Can I ask that if the same decision is reached this time, some sort of moratorium can be placed on any further applications until such time as the very real hurdles I've outlined have been dealt with

properly? The UK needs more homes built, but Southwater has already contributed disproportionately to this effort in the local area. Yet another monolithic development welded onto the side of the village without any supporting infrastructural investment, any regard to the village's makeup and character, or anything to offset the environmental impact might seem like an easy fix politically, but is unfair, will inevitably cause expensive issues further down the line, and is not the answer. Say no, and put a moratorium on any future applications please - we're all sick of this.

Kind regards

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