

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 March 2026 13:52:53 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 13/03/2026 1:52 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: 2 Roberts Close Southwater Horsham

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 wish to object to the above planning application on the following planning policy:

1. Conflict with the Development Plan

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposed development conflicts with the spatial strategy of the Horsham District Planning Framework (HDPF), particularly Policies 2 (Strategic Development) and 3 (Development Hierarchy). The site lies outside the defined Built-Up Area Boundary of Southwater and therefore constitutes development within the countryside. The proposal represents a substantial residential development on unallocated greenfield land, which is inconsistent with the plan-led approach to managing growth in the district.

2. Conflict with the Southwater Neighbourhood Plan

The site lies within the Southwater Neighbourhood Plan area, which forms part of the statutory development plan. The neighbourhood plan seeks to manage development within settlement boundaries and protect the rural setting and character of Southwater. Development of this scale beyond the defined boundary undermines the spatial strategy established through the neighbourhood plan and erodes the rural character of the western edge of the village.

3. Strategic Scale and Prematurity

The proposed development represents a major expansion of Southwater that goes well beyond what would normally be considered proportionate growth for a village of this size. The north-west site has previously been promoted for large strategic developments of up to 1,500 homes and is being considered as a potential strategic allocation (HA3) in the emerging Local Plan. (horsham.gov.uk)

Approving a development of this scale outside the plan-making process risks:

- predetermining strategic growth decisions,
 - undermining the plan-led system, and
 - committing the council to infrastructure obligations that have not been fully assessed.
-

4. Transport and Highway Impacts

The scale of development will generate substantial additional traffic. Key local junctions and routes likely to be affected include:

- Worthing Road / A24 corridor, the main commuter route to Horsham and Dorking
- Worthing Road / Two Mile Ash Road junction, which already experiences congestion and has visibility constraints
- Worthing Road / Church Lane / Lintot Square area, the village centre with significant pedestrian activity

The surrounding road network is already under pressure at peak times. Additional traffic from this development risks congestion, reduced highway safety, and adverse impacts on pedestrian and cyclist movement, contrary to HDPF Policies 40, 41, and 42.

5. Water Neutrality

Much of Horsham district, including this site, lies within the Sussex North Water Supply Zone, which affects protected habitats in the Arun Valley Special Area of Conservation, Special Protection Area, and Ramsar site. Under the Habitats Regulations and national guidance, the council cannot approve development unless water neutrality is demonstrated. The application does not provide a fully secured and deliverable water neutrality strategy, making it legally and environmentally unsound to grant permission.

Conclusion

For the reasons outlined above, the proposal:

- conflicts with the Horsham District Planning Framework and Southwater Neighbourhood Plan,
- represents a strategic-scale expansion that should be assessed through the Local Plan,
- risks severe transport impacts, and
- does not demonstrate compliance with water neutrality requirements.

Southwater is already overdeveloped and we haven't felt the impact of the 800 houses to be built on Horsham Golf Course yet. Any further development will cause irreversible harm to the village and the quality of life of its occupants. I believe the negatives far outweigh the positives and Southwater and Horsham seem to be bearing the brunt of underdevelopment elsewhere which is simply unfair and unsustainable. Walking my child to school is scary when a bus or lorry passes just inches away and I fear someone will get seriously hurt or worse if the pavement conditions are not improved before any further development takes place. The

surgery release just 30 appointments per day for the coming weeks and to get one you need to call at 8am each morning. By 08:02am you stand no chance of an appointment so adding >2400 more people to the village is senseless and irresponsible. Pulling out of Roberts Close onto Worthing Road is already extremely difficult during peak times, the additional housing will make it impossible. Southern Water are constantly pumping raw sewage into the River Arun because the sewer networks already cannot cope. East Grinstead and areas of Kent lost water for more than 4 days in parts because Southern Water cannot cope with current demand and changing weather conditions. Roads are a mess with potholes. These are today's issues and need to be addressed before putting even further pressure on already broken services.

I therefore respectfully request that Horsham District Council refuse planning permission for application DC/26/0366.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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