

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 22:26:25 UTC+01:00
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 26/03/2026 9:26 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the high-way) for a phased development comprising: the demolition of existing buildings and the construction of up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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

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Customer Details

Address: Newbuildings Place Dragons Green Road, Shipley Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Trees and Landscaping

Comments:

This proposed development is a site driven application with so little credible detail supplied that many consultees have been unable to assess its suitability, amongst them Natural England. Important surveys have not yet been completed. Southern Water did not engage with the previous LP Inspection sessions and there are no indications from their published information (still in draft form) that they will be in a position to contribute at this stage either to the LP or to this application specifically. I believe it is the HDC's responsibility to ensure that there is credible infrastructure available to the community and a 'duty to supply' of its own is not enough to fulfil this obligation.

The proposed development is totally unsuitable for a large number of reasons:

It conflicts with the democratically supported made Southwater Neighbourhood Plan which clearly sets out the housing need in this area and this need is not addressed by the proposed development, which is likely to consist of more investment properties, just like the ones already built at Broadacres.

The number of homes suggested is way above what this community can absorb, having already coped with a disproportionate increase in housing provision in the recent past to the extent that there are a large number of planning consents yet to be built out (by the same developer in Southwater) and some recent builds stand empty and have been advertised in the Far East, which elicited the online comment that they are 'rather expensive for where and what they are'.

It creates a split community divided by an increasingly and unsustainably busy Worthing Road and proposes a second village hub, implying that the size of the settlement would be too large to support this additional built-up area.

The road infrastructure is wholly inadequate and there are no plans to improve this situation. There are already rat runs developing within the more recent developments and nearby country lanes, which are single width only, with bottlenecks at each junction, no adequate footpaths and no cycle lanes, which makes them very dangerous for all road users including joggers/runners and horses.

The A24, which is the only realistic route in and out of Southwater for most journeys, is already at or beyond capacity at peak times and this assessment is confirmed in Horsham District Council's own evidence base.

Public transport provision is wholly inadequate and it is a fact that most households in Southwater have at least one, often two and - depending on adults living at the home, three or four cars. With few local jobs many residents commute at least part of the week. Adding another 1,000 homes for residents who need to travel to work most of the time will turn Southwater even further into being

a dormitory satellite of economically busier centres. This is unsustainable for the road network and the commuting cost and effort quite likely to become unaffordable for many households. This huge proposed development would create coalescence with Christ's Hospital and the outskirts of Horsham, making safe and easy access to genuinely natural spaces more difficult than is appropriate for a village context.

Currently there is ancient woodland which would be surrounded by the proposed building site and the health and continued safety of the trees and its wildlife is certain to be impacted by any building around it, both during construction and afterwards as the area adjusts to new flows of water from run-off and changes in the substrata caused by construction.

The topography of the land currently causes flooding at important connection points and the addition of such a large built-up area can only make this worse with currently no credible plans in place to mitigate the flood risk, which would involve a considerable area of land to be set aside. Mechanical means requiring water to be pushed uphill are not an option, especially during stormy weather when the area suffers from frequent power cuts.

Reliable electricity supply is a big problem. There are regular planned power cuts to address maintenance problems, an unacceptable number of unplanned long power interruptions and frequent short power cuts which are disruptive and damaging to appliances.

Southwater is severely water stressed and even DEFRA and NE have now publicly admitted that there is a risk of drought.

Southern Water has no plans in place to provide more water.

There are no additional reservoirs, no water transfer mechanism. The only measure clearly spelt out is rationing, both as a regular reduction in water consumption and as the only measure to deal with water shortage. Water shortage is already affecting current residents and there is no plan in place to add supplies for this proposed development.

Southwater residents have experienced sewage overflows and inadequate sewage provision for years and are still waiting for them to be resolved. Nearby sewage treatment facilities are suffering from regular overflows, contaminating streams and rivers in the area.

Access to healthcare is becoming impossible. GP provision has reached its limit locally, access to hospitals is only possible by driving long distances and even once arrived, admission may take days. Ambulance response times are amongst the poorest in the area with obvious additional risks in life threatening situations.

School admissions, especially for secondary education is in disarray. Pupils have to be driven to schools well outside the area with resultant ill effects to their free time and also by spending time in traffic congestion. Leisure and sports activities often also involve further travel time.

Nonetheless, the suggestion that a school will be built on this site is not credible, as the County Council has no plans for a new school and has not set aside any funding, instead juggling pupil

numbers around the County so as to (understandably) avoid the expense of building.
There is publicly available evidence to support the above points which are well known amongst residents - and indeed Councillors - and which no doubt will be supplied in greater detail by other more learned comments and during the hearing. The NPPF refers.
I ask that this ill thought-out proposal be refused.

Kind regards

Telephone:

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