

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 April 2026 20:23:10 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0355
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 08/04/2026 8:23 PM.

Application Summary

Address:	Land To The Rear of The Copse Worthing Road Horsham West Sussex RH13 9AT
Proposal:	Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
Case Officer:	Kate Turner

[Click for further information](#)

Customer Details

Address: 6 Welcome Place Southwater 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	The 2019-2031 Southwater Neighbourhood Plan ("NP") is the most recent local plan, is current and its content should be

supported and respected. What would be the point of requiring parish councils to spend six-figure sums preparing such plans, if they can be "ridden roughshod over" by speculative developers.

HDC does not have a current five-year housing land supply and house building in the already hugely overdeveloped district has been well over the government target requirement.

SP4.2 Settlement Expansion: The proposed development falls outside the Built-Up Area Boundary identified in the 2015 Plan.

The proposed development will add significantly to pollutant emissions, noise air and light pollution where currently no such pollution factors exist. The undeveloped nature of rural areas must be protected. The proposed development is located in a rural area outside the existing district and NP BUABs.

Settlement Coalescence: The proposed development will lead to coalescence between the village of Southwater and the Town of Horsham. This follows the granting of 800 houses being approved on the Golf And Fitness site, along with the recent application proposed by Berkeley Homes for a further 1000 houses in Southwater.

The proposed development will substantially increase the number of vehicles entering and leaving the proposed site (particularly as there will be added vehicle activity from the Care Home). This will lead to an increase in congestion on the Worthing Road too close to the roundabout creating a traffic hazard.

The proposed development offends the core principle that only the land West of Southwater is allocated for the provision of new residential units.

The proposed development of three storey houses will directly overlook the houses and gardens of Welcome Place creating privacy, light and noise pollution.

the NPPF refers to the requirement that planning should help conserve and enhance the natural environment, achieve net gains in biodiversity and reduce the impact of all forms of pollution. Despite the previous demolition of trees (not all of which had ash die back) there is still an abundance of wildlife within The Copse. Should the development go ahead these will all be displaced, pushed into a small area of woodland and create more traffic hazards on the A24.

In summary three previous applications have been refused by HDC, the 2023 application was withdrawn by the current applicant due to several reasons including flooding concerns. As the previous applications have been refused by Horsham District

Council, and the current application does not differ, HDC should remain consistent and refuse this current application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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