

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 16:48:29 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 11/03/2026 4:48 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:

As a resident of Southwater, I am concerned about the irreversible impact a development of this scale would have on the character of the village, local infrastructure, and protected habitats, and I wish to object to the above planning application on the following grounds.

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 in the countryside. It represents substantial residential growth on unallocated greenfield land, contrary to the plan-led approach to managing growth.

2. Conflict with the Southwater Neighbourhood Plan

The site is within the statutory Southwater Neighbourhood Plan area. The plan protects settlement boundaries and the village's rural character, aiming to manage development in a sustainable and proportionate manner. Approving this scale of development outside the boundary undermines the plan-led system and erodes the rural setting of the western edge of Southwater.

3. Strategic Scale and Prematurity

The north-west site has previously been promoted for large strategic developments of up to 1,500 homes and is under consideration as a potential strategic allocation (HA3) in the emerging Local Plan. Approving this proposal now would:

Predetermine strategic growth decisions,
Undermine the plan-led system, and
Commit the council to infrastructure obligations that have not been fully assessed.

4. Transport and Highway Impacts

The development will generate substantial additional traffic on already congested routes. Key areas include:

- Worthing Road / A24 corridor, main commuter route to Horsham and Dorking
- Worthing Road / Two Mile Ash Road junction, which has visibility constraints and congestion
- Worthing Road / Church Lane / Lintot Square, village centre with significant pedestrian activity
- Roberts Close and Southwater Street access points, already difficult to exit safely at peak times
- Kerves Lane, prone to flooding, which forces traffic onto Worthing Road

Footpaths along Worthing Road are narrow, inconsistent, and in poor condition. Increased traffic would heighten risks to pedestrians, including children and elderly residents, and worsen congestion. The cumulative impact, combined with nearby approvals (e.g., 800 homes at Horsham Golf Club), would place unsustainable pressure on the local network, contrary to HDPF Policies 40-42.

5. Education, Healthcare, and Local Infrastructure

Southwater's schools and healthcare facilities, including Southwater Surgery, are already under pressure. While the application references contributions, no confirmed funding or delivery mechanism is provided, leaving essential services vulnerable to unsustainable demand.

6. Water Neutrality and Environmental Constraints

The site lies within the Sussex North Water Supply Zone, impacting Arun Valley Special Area of Conservation, Special Protection Area, and Ramsar site. Under the Habitats Regulations, the council cannot approve development unless water neutrality is demonstrated. The application provides no fully secured or deliverable water neutrality strategy, making it legally and environmentally unsound to grant permission.

7. Flood Risk and Surface Water

Loss of greenfield land and additional hard surfaces will reduce natural drainage, increasing surface water runoff. Multiple areas in and around Southwater are prone to flooding. Without robust mitigation, the development could increase flood risk to existing properties.

8. Planning History

Previous proposals for this site, including major outline applications of up to 1,500 homes, were withdrawn due to local opposition and planning concerns. Nearby appeal decisions (e.g., Horsham Golf Club, 800 homes) demonstrate that inspectors

carefully weigh the Southwater Neighbourhood Plan and Local Plan policies when assessing large-scale proposals. This history confirms that the site should not be approved outside the Local Plan process.

Conclusion

For the reasons above, the proposal:

- Conflicts with the HDPF and Southwater Neighbourhood Plan
- Represents a strategic-scale expansion that should be assessed through the Local Plan
- Risks severe transport, pedestrian, and infrastructure impacts
- Does not comply with water neutrality requirements
- Increases flood risk and erodes village character

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

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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