

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 April 2026 21:57:25 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 05/04/2026 9:57 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: 7 Welcome Place 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:	1. There have been four previous applications for permission for residential development on this site which have become

progressively more ambitious in density and size notwithstanding that the same developer has been told on each and every occasion that this is an unsuitable site for development of the nature currently proposed. If this particular site was unsuitable for development previously then it remains so.

2. The site is located outside of the Built Up Area Boundary of Southwater on a site not allocated for development within the Horsham District Planning Framework or the Southwater Neighbourhood Plan. Previous applications were refused, inter alia, for this reason and objection on this basis remains valid. The proposed development is not essential to its countryside location.

3. The most recent refusal of planning permission in 2023 involved an application for permission for mixed development for a care home on an adjoining site and residential development on the very site that is the subject of the present application. The 2023 application was withdrawn by the current applicant/developer with the following words of admission given by the applicant/developer - "owing to flooding concerns, ongoing water neutrality clarification requirements and conflict with planning policies, particularly in relation to the residential element of the proposal...". The residential element of the proposal is exactly the same area of land that comprises the whole of the current application. Therefore, the very same reasons for objection to this residential development that caused the developer's admission and withdrawal of the 2023 application still remain strongly valid.

4. Southwater has already been subjected to considerable overdevelopment causing it to lose its identity as a village and without providing any additional infrastructure or services to cater for the vast increase in the size of its population. The application makes no provisions for or contribution towards local infrastructure to support the existing Southwater population, let alone the increase in that population if this development is allowed to proceed. It is public knowledge that the local community is currently poorly served by the existing infrastructure and services, including schools, medical and dental services, community services, poorly maintained roads, etc. This application would only exacerbate the current under-provision and strain on such services.

5. The proposed development is outside the built-up area boundaries stipulated in local development framework policies and the current Southwater Neighbourhood Plan. The proposed development is contrary to the core principle of maintaining the separate identity of Southwater. To ignore or give insufficient weight to such policies would be wrong, undemocratic and an infringement of the rights and wishes of the local community.

6. The details of the proposed development itself reveal a

massively overcrowded overdevelopment of the site. It is inappropriate development against which the rural character and undeveloped nature of the surrounding countryside should be protected. It is in no way essential to its countryside location. It should be borne in mind that the full extent of the very site which is the subject-matter of this application was until recently woodland until its unwarranted and blatant destruction involving the removal of trees, etc., with devastating consequences for its wildlife inhabitants who continue to try to inhabit what's been left for them. The National Planning Policy Framework (NPPF) makes clear that one of its overarching objectives is that any development should play an environmental role, protecting and enhancing our natural, built and historic environment. It cannot in any way be said that this application plays such an environmental role, involving, as it does, a densely overcrowded overdevelopment of part of our natural countryside laying outside built-up area boundaries and the wanton destruction and interference with the environment and established landscaping, woodland and wildlife. It is essential to protect the countryside, its rural character and landscape, as is recognised in the NPPF. There is still an abundance of wildlife, including deer, foxes, hedgehogs, squirrels and bird life. They are all threatened by the proposed development. Prior to the destruction that has already occurred, there was an abundance of bats and owls. The loss of this habitat to development will render it entirely devoid of all such irreplaceable biodiversity. The NPPF specifically 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.

7. The proposed development is located too close to the adjacent roundabout on Worthing Road, being the only road entering and exiting the Northern end of Southwater, and in the vicinity of the major Hop Oast roundabout. Should this development be permitted (involving as it does the emergence of a substantial number of additional vehicles with only one entrance/exit on Worthing Road), there will be a substantial and unacceptable increase in the volume of traffic at this junction, leading to virtual gridlock, noise, delay, pollution and disturbance, as well as a considerably enhanced and almost inevitable risk of accidents. The proposed development would also add significantly to pollutant emissions, noise, air and light pollution on a site where currently no such pollution factors exist. Insufficient car parking on the site would also lead to an overflow of parking in neighbouring areas outside the site.

8. There will be an increased risk of flooding. This was admitted by the developer when withdrawing the 2023 application for residential development on the same site as the current application.

9. Southwater is already a water stressed area. Any attempt in

this application to pretend that the water neutrality issue will be satisfactorily addressed in reality and not offended against is an illusion. It would be wrong to allow the developer to use unrealistic and unenforceable consumption figures to circumvent water neutrality. The current application will considerably aggravate the current strain on water supply, bearing in mind also that the same developer has also recently been granted permission to develop an immediately adjoining site for the construction of a large and substantial water consuming care home.

10. There will be a disproportionately unacceptable overshadowing and loss of privacy imposed on neighbouring residential properties, particularly on those properties at the rear of Welcome Place where no such problem has previously existed due to the rural character and landscape of the land included in this application, which, until its recent wanton destruction, was entirely woodland.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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