

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 April 2026 14:02:03 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 03/04/2026 2:02 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 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

[Click for further information](#)

Customer Details

Address: 23 Warren Drive Southwater Horsham West Sussex

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
- Overdevelopment

Comments:

I object to this application for the reasons selected. Firstly, I ask that this be refused because it directly and fundamentally conflicts with the adopted Southwater Neighbourhood Plan, voted on by referendum, relating to the number of homes allowed. (this being considerably less than this). Ignoring this undermines the democratic process and renders it redundant.

The application is of large scale that will fundamentally change the 'village' of Southwater. It will turn Southwater into a small town. This application should be considered not in isolation, but in conjunction with DC/23/1178 for 800 houses in close proximity which has just been granted upon appeal. Each of these on their own will have a significant impact on the area in many ways, but together it completely changes everything. Combined additional 2000+ dwellings, 6000+ people and 4000+ cars into a local area. The infrastructure (particularly roads) and services (particularly healthcare) will be put under intolerable pressure and cannot cope with all these new homes. There appears to be zero cumulative assessment of this and adjacent developments undertaken.

I would like to make a specific comment regarding road infrastructure. When the previous planning application for 634 homes was granted (some of which still remain to be built), part of that plan was to improve the road network around Hop-Oast roundabout, particular with lane improvements and a northbound filter lane to join the A24 bypassing the roundabout directly. This was delivered. It seems incongruous that this latest development, by the same company, now proposes to completely negate these improvements and disrupt this flow by placing a roundabout on Worthing Road just south west of Hop Oast, as the primary access to the development. I'm sure the 100s of pages of transport assessment submitted with the planning application will demonstrate there to be no problem with this, but back in the real world where most of us live, this can only be seen as detrimental.

There are many other reasons to reject this application, including, but not limited to: Flood risk, impacts to water and sewerage infrastructure and environmental damage.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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