

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 16:45:00 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 24/03/2026 3:44 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: Bodimans Two Mile Ash Horsham West Sussex

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:

The 1,000 house proposal conflicts with the Southwater neighbourhood plan. If this is to be ignored, a full review by the community must be made. Is there a genuine need for this number of new houses. Where is the evidence?

The site was considered unsuitable on grounds of the clay soil and the increased risk of flooding and subsidence. This fundamental issue has not altered. Water neutrality was also an issue? Has this been resolved. Can Southern water meet an increase in demand?

Healthcare provision within Southwater is already stretched, an additional 1,000 houses could cause it to collapse.

The development will damage irreplaceable ancient farmland. Has Brownfield land been considered for development first?

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton