

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 17:59:40 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 4:59 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:

This proposal for additional houses cannot be considered viable by its design.

Fundamentally it is not based on any evidence of 'need 'nor has it been written in consultation with the local community. Rather, this is a developer led scheme.

It is therefore in conflict/ violation with information previously gathered and adopted within the Neighbourhood plan.

This suggests a meaningless planning process for Horsham District Council.

What current and local evidence does suggest is that this application fails to take into consideration a number of key aspects which would impact all local residents in their daily lives.

This proposal is more than double the size of what neighbourhood plans originally allowed.

Sufficient water supply cannot be demonstrated and in addition drainage would be compromised with evidence demonstrating a flood risk. This has to be a the first and a primary Public Health concern.

Ancient woodlands and landscapes will disappear and this change would be permeant.

The current infrastructure in Southwater specifically healthcare cannot support more residents.

Wildlife habitats would be disrupted and disappear.

The local road networks do not have capacity for significant additional volumes of traffic and this plan is car dependent. ?

This is not a proposal about affordable houses for local people, quite the opposite. This process is neither transparent or evidence based. An independent review is required in full.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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