

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 May 2026 09:37:14 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 04/05/2026 9:37 AM.

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: 13 Blakes Farm Road Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	* Application lacks clarity: No firm limits on scale (e.g. number of homes, floorspace) and only indicative phasing → prevents proper assessment and creates risk of future expansion. * Contrary to planning policy: Conflicts fundamentally with the Southwater Neighbourhood Plan (exceeds housing targets, builds on unallocated land, breaches boundaries). * Unacceptable in principle: Development is too large and undermines the planned strategy for the area. * Loss of settlement identity: Risks merging Southwater with Christ's Hospital, harming their separate character. * Insufficient infrastructure certainty: Unclear delivery/timing of services, facilities, and infrastructure. * Inadequate sports provision: Fails to meet existing shortfall, let alone additional demand from new homes. * Questionable open space claims: Potential overstatement and lack of clarity on usable public space. * Building scale concerns: Proposed heights (up to 3 storeys) out of keeping with local character. * Poor integration & transport issues: Weak links to existing village; risk of increased traffic and isolated development. * Unsustainable school location: Encourages car use, conflicting with local policy. * Overstated benefits: Claimed benefits are uncertain due to outline nature of application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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