

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 17:25:56 UTC+00:00
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 19/03/2026 5:25 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: 29 Larkspur Way 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:

Highways. The government policy is to reduce car usage. Southwater is served by limited public transport. Currently there are no services to Broadbridge Heath, Shipley and surrounding areas which would be the catchment area for the proposed Comprehensive School. Worthing Road is already congested at times of drop off and pick up from the two Primary Schools. Although cycle lanes have been indicated these do not serve the outside districts and therefore has little benefit to the wider community.

Loss of General Amenity. The Roundabout at the junction of Worthing Road and Blakes Farm Road is elevated with view stretching towards Guildford. The location of the light commercial area will be blighted by industrial units. There is already two commercial areas in Southwater, Oakhurst Industrial area has vacant land which has been vacant for a considerable time following the demolition of an old development.

The provision of the Traveller Pitches is not in keeping with the character of Southwater, and does nothing to improve or enhance the area.

Health. The approved plan for the Golf Course near the Park and Ride of 800 houses plus Mowbray and the proposed development in Southwater will further stretch the very limited Hospital Health Services as there is no A&E/Urgent Care Centre in Horsham or Crawley. It has already been reported that Ambulance travel time is 19 minutes to cover 25 miles to the nearest Hospitals with an A&E Department.

Drinking Water and Sewage Treatment. With the ever growing developments there is already a shortage of available drinking water this has already been shown in the plan for the development at the Golf Course (boreholes). It has also been reported that the Sewage Treatment Works is already at capacity. I would urge you to reject the application of this scale of development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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