

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2026 22:11:04 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1204
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 08/09/2026 10:11 PM.

Application Summary

Address:	Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR
Proposal:	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	4 Linfield Close Southwater Horsham
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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 - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to strongly object to the development of 82 dwellings. We live on Linfield close and agreed the purchase of our property

in May 2024. We moved in on 17th December 2024. When we viewed the property, we were advised that this land was owned by the Dragons estate and could not be built on.

The searches on the property did not return anything to state that the land had been sold to Miller Homes. One week prior to us completing, the then owner forwarded me the initial letter that they received. At the same time, my solicitor was made aware also and expressed that none of the searches shared that the land was owned by Miller Homes. At this point and after a very stressful sale and purchase with a chain of 5, which had already collapsed twice, we made the decision to not pull out of our purchase due to the distress that this would have caused everyone involved. On these grounds, should this development go ahead, we will be seeking legal advice.

In addition to this and I am sure you have heard this from other residents, our main concern is the constant disruption, noise and inconvenience that the building work will cause. This land is too close to the A24 and it was discussed in the first meeting that noise pollution would be an issue with a suggested resolution of having upstairs windows at the properties that do not open and to instead have vents, which is absolutely ridiculous, particularly given the summer we have just had. The three proposed access points for construction workers is also a huge concern. The final suggested route is still going to cause a lot of mess and disruption and they propose to take out a number of trees to allow that access, which are in front of properties I believe. That is before they take out the trees on the site, which were purposely planted, which act as a noise barrier from the busy A24 traffic.

Our close already has a sinking drain due to heavy delivery vehicles driving over it, over time, which we are liable for. We have experienced a vast amount of wildlife from the area including deer, bats and a number of different birds, some of which are rare. We hear owls every night and the constant developments around the area are only pushing our wildlife to venture into built up areas.

The current maintenance to the estate is shocking and I can say that almost every resident here complains about how untidy it often looks.

Our changes in weather is very apparent and will only continue to worsen over the coming years. We have a significant shortage of water and building more houses will only impact this.

I agree, there is a need for affordable/social housing. I work with care leavers and have worked in social housing and I recognise this need and the processes to house people. However, we have a significant number of empty buildings within this area to fulfill that need, which would offer more local access to young people.

I have lived in Horsham all of my life and the constant increase in traffic around the area is noticeable, which adds to an increase in congestion and pollution around the town. Not everyone can afford or wants to own an electric car.

There are also a number of properties for sale on the current development, which are not selling. The reason we were able to purchase the house that we now live in is that many viewers felt that it was too out of the way. The development is targeting young individuals and families, yet the area and pricing in the area doesn't seem to fully reflect the targeted market.

To add, the Berkley home estate on Worthing road, which began some 7 years ago was aborted some time ago due to the homes not selling. These houses are central to Southwater, so I am puzzled to understand how the developers are confident that this proposed site will sell.

I understand that our government set targets for new homes across the country but the Horsham district is already and continues to become over developed.

To conclude, this proposed development really doesn't make any sense. Let the land be, rather than let greed back fire

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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