

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 April 2026 16:42:58 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 17/04/2026 4:42 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 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: 9 Thistle Way Southwater Horsham

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
- Other
- Overdevelopment

Comments: The village will be impacted by excessive demands on the natural water table. This can be seen with similar overdevelopment in Sussex.

There are simply insufficient roads and access infrastructure already. This will put demands on existing roads and routes into the village.

A general lack of infrastructure will result in demands on the village surgery and schools. Developers always promise much but very delivered or are let of by the council.

Increased crime and anti-social behaviour risk as village has no permanent Police Station or Officers to deal with an increase in the population.

Loss of rural landscape and village lifestyle. Southwater risks being absorbed by neighbouring developments over time e.g. Broadbridge Heath / Christ Hospital.

Kind regards

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