

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 10:50:10 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 26/03/2026 9:50 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 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: The Plnes New Rosd Southwater Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise

Comments:

I would like to lodge my objection to this development.

There are already development sites with over 1000 homes being developed on land very close to this proposed site. Little or no account has been taken in this proposal for their combined impact on the landscape and traffic movement. In fact they are barely acknowledged.

The neighborhood plan already allows for over 400 new homes on part of this site.

The proposed location of the secondary school within the development may hinder the adoption of the site by an academy group as it is poorly located, away from the land allocated in the neighbourhood plan.

The second village centre would be unnecessary given a better overall design and is contrary to local planning policy which states that Lintot Square should remain as a single village centre.

The number and placement of 3 storey buildings within the proposed site is poorly thought out, and inappropriate to their settings. Some are located directly adjacent to properties where planners have restricted buildings to 1.5 storeys. The neighborhood plan states that building heights should be lower, the further they are from the existing village centre.

Previously proposed safe cycling and pedestrian routes to Horsham have been stripped out from this proposal meaning it will be practically accessible by car only, contrary to the developers claims.

Flood mitigations appear quite minimal and mostly contained within the proposed site area. Given the poor drainage of the clay soil there are likely to be increased risks to neighbouring land and property.

The stated biodiversity net gain is to be made elsewhere, this enables the developer to avoid responsibility to minimize environmental impact within the site itself.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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