

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 March 2026 17:58:45 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 25/03/2026 4:58 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: 2 Fletchers 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

- Other
- Overdevelopment
- Trees and Landscaping

Comments:

I object to this planning application for the following reasons:

Acceptance for this application is totally out of line with the Southwater Neighbourhood plan

On reading through the application it is unclear what infrastructure, services and facilities would be delivered, and when, in relation to the occupation of new homes.

This is just one reason that I believe the development is not acceptable in principle and should be refused.

The proposal is substantially larger than the scale of development planned for Southwater through the adopted development plan, it extends in significant part onto unallocated land, reaches beyond the Built-Up Area Boundary defined through the Southwater Neighbourhood Plan, and would materially undermine the separate identity of Southwater and Christ's Hospital. These are fundamental conflicts which go to the heart of the plan-led strategy for the parish.

There is also lack of specific intent around what is termed a "Phased scheme". This is again unclear and will certainly mean changes being sought throughout the development should it be accepted.

I have serious concerns around the developer ensuring the perceived benefits of this scheme are delivered, namely " The allocated space for a primary school and secondary school" and in addition most of the other benefits which are mentioned.

Please take note that without exception I have discussed this with so many residents and they are all of the same opinion that this development is not required, not wanted and is generally flawed. We have discussed all of this so many times in the past, in line with previous attempted and specific applications by this developer and these have not been approved by the planning committee. Why then should this application be considered.

In summary, I strongly object to this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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