

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 March 2026 14:21:30 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 12/03/2026 2:21 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: 137 Blake's Farm Road Southwater Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Overdevelopment

Comments:

I would comment as follows:

In conjunction with the scheme to build 800 homes at the Horsham Golf Club, this application represents severe overdevelopment for Southwater. Comments as follows:
Highway safety/ traffic overloading/lack of parking / potholes - 1000 new homes (+ 800) represents approximately 2000 (+1600) cars, resulting in severe overloading and further deterioration of the existing road network, especially Hop Oast Roundabout, and Worthing Road in both directions.
Access to medical and dental services - already difficult, would be even more so with an additional 4000 (+3200) residents.
Planned gypsy/traveller site at entrance to the village - potentially unsightly, a poor impression to anyone visiting Southwater.
General loss of green space, trees, walks. This is not compensated by increasing the number of sports pitches available.
Schools - I am generally sceptical as to whether these will be built, or removed from the scheme at a later date due to lack of funds. Potential increase of some 2000 (+1600) children from the two schemes. Neither Southwater nor Horsham has the schools to cope with this massive increase in pupils.
Employment zone - this is not really needed, as there are already underused / empty units at Wilberforce Way. In addition, these do not give additional employment to local residents, but tend to attract companies and staff from elsewhere. I would be in favour of removing employment zones and traveller site from the scheme, in order to build a new hospital instead.
Finally, if it is planned to attract new residents from elsewhere, due to good train links to London, consideration should be given to improving parking at or near Horsham station, as this is already scarce and expensive.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

