

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 April 2026 19:06:52 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 14/04/2026 7:06 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: 46 Centenary 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
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise

Comments: Comments: I object to this planning application for the following reasons:

Uncertainty regarding delivery of a secondary school. This should be built and fully operational before any housing can be occupied due to pressure on existing schools in the area. Without the necessary school places guaranteed the development should not be permitted.

Lack of infrastructure to support the new population

In addition to a lack of school places, there is no mention of other infrastructure such as doctors and dentists. It is already near impossible to get an appointment with a doctor or a place with a local dentist; this will only be exacerbated by thousands of additional residents.

Existing road infrastructure unable to accommodate development

The roads in this area are designed to support a village, not a huge town. The existing roads are in poor repair with no sign of improvements. Cars already speed through the pedestrian crossings outside of the two existing schools on Worthing Road. Near misses at crossings are a daily occurrence. Improved road infrastructure and speed control is essential if this development is to be supported and better pedestrian and cycle separation and real public transport links to Horsham. A bike voucher from developers to new residents doesn't really cut it.

Limiting retail shops in Southwater to the 'village centre' only encourages car use to better shops and facilities elsewhere and any development should include some improved shopping such as convenience, supermarket and a decent chemist and something other than takeaways.

Thank you for taking time to consider my comments.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton