

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 19:17:57 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 23/03/2026 7:17 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: 22 Nyes lane Southwater

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
- Trees and Landscaping

Comments:

My objection to this planning permission arises from the below concerns:

1. The application states it will be building "education facilities". In recent years, children moving to year 7 have found themselves being separated from their friends and, in extreme cases, being allocated a place as far as Burgess Hill. This planning permission, therefore, would need to include building not just primary schools but also junior and senior schools. This is because there is not enough space for current Southwater residents to attend their first or second choices. Not doing so would have a detrimental impact to the wellbeing of children going through the public education system. Horsham and West Sussex councils would need to pledge significant funds to support this influx, if the planning permission fails to accommodate educational requirements.

2. Roads and infrastructure. On a daily basis, Worthing Road is busy and congested, as commuters and parents doing the school run drive to and from their destinations. Two Mile Ash Road is a narrow, windy road that cannot well accommodate a significant increase in traffic. I believe the additional residences will further worsen this issue, making the roads more congested, increasing air and noise pollution, and increasing the risk of accidents and road traffic collisions. Moreover, these roads do not have sufficient pavement as they are. Therefore, construction and improvements would have to extend beyond the proposal to ensure people can move safely across the village from the proposed new properties. Is the council going to pledge the funds required to do this?

3. The loss of the natural space. We are constantly reminded by medical professionals and local authorities of the benefit that being out in nature can bring to both our physical and mental health. The land on which the development is proposed is a popular sight for many a walker and runner to traverse. It's the beauty of Southwater that we can find distance from the hubbub of townlife right on our doorstep. This is free for all to access. Should this planning be permitted, what will the council do to ensure that there isn't a detrimental effect to the physical and mental wellbeing of the existing residents.

Alongside this is the abundance of wildlife we enjoy in Southwater. Deer, rabbits, foxes, birds of prey, can all be seen and enjoyed over these fields. This planning permission would destroy many natural habitats and displace these animals to smaller confines. What investment would be made to ensure that wildlife doesn't suffer (and isn't indirectly culled)?

These are my primary concerns and make it necessary for me to voice my objection.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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