

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 20:39:01 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 8:39 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: 1 Roberts Close Southwater

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
- Trees and Landscaping

Comments:

I strongly object to the proposed development of 1,000 homes on land to the north-west of Southwater.

Firstly, the scale of development is far greater than what was agreed in the Southwater Neighbourhood Plan. Residents supported a limit of 420-460 homes in the 2021 referendum, and this proposal more than doubles that number. This undermines a democratically agreed plan and should not be supported.

Secondly, the impact on infrastructure has not been properly addressed. Southwater is already accommodating significant development, and adding a further 1,000 homes will increase pressure on roads, parking, schools, and healthcare services. Traffic congestion is already an issue in parts of the village, and this will only worsen. Parking is becoming more limited, and GP surgeries are already overstretched, with many residents struggling to get appointments.

Thirdly, the development raises serious environmental concerns. Its proximity to ancient woodland, including Courtland Wood and Smith's Copse, creates a risk of long-term damage through changes to drainage and ground conditions. These habitats are irreplaceable and should be fully protected.

Finally, the proposal would result in a significant loss of open views and would change the character of the area. Southwater's setting within open countryside is an important part of its identity, and a development of this scale would urbanise the landscape and reduce the sense of openness.

For all of these reasons, I respectfully request that planning permission is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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