

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 11:11:48 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 24/03/2026 11:11 AM.

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: 4 Woodpeckers Southwater, West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Overdevelopment

- Privacy Light and Noise
- Trees and Landscaping

Comments:

I am writing to formally object to the outline planning application for the proposed phased development on the land North West of Southwater. While I understand the need for housing, the scale and nature of this specific proposal present several significant issues that conflict with the Horsham District Planning Framework and the Southwater Neighbourhood Plan.

My objections are based on the following grounds:

1. Overdevelopment and Impact on Village Character

The sheer scale of this "phased development" is disproportionate to the existing size of Southwater. The transition from a village to a sprawling urban area risks destroying the rural character and distinct identity of the local community. The density proposed for Use Classes C2 and C3 appears to exceed what the local landscape can sustainably absorb.

2. Highway Access and Traffic Safety

The proposal lists primary access to the highway as a non-reserved matter. I have grave concerns regarding the increased volume of traffic on already congested local routes. The additional pressure on existing junctions-many of which already experience significant delays during peak hours-poses a risk to highway safety and will inevitably lead to increased air pollution and noise for existing residents.

3. Strain on Local Infrastructure and Services

While the application mentions education and community facilities, there is no guarantee these will be delivered in the early phases. Southwater's existing infrastructure (GP surgeries, dentists, and utilities) is already at breaking point. Adding a substantial number of residential dwellings without a prior, iron-clad commitment to expanded healthcare and utility capacity is unsustainable.

4. Loss of Green Infrastructure and Biodiversity

The development of "Land North West of Southwater" involves the loss of significant greenfield space. Despite the mention of "landscaping" and "public open space," the destruction of existing agricultural land and potential wildlife habitats cannot be fully mitigated. This development threatens the "Green Gap" that prevents Southwater from merging into Horsham, eroding the essential separation between settlements.

5. Environmental Amenity (Noise and Light)

The inclusion of B2 (General Industrial) and B8 (Storage/Distribution) floorspace in close proximity to residential dwellings is a major concern. The potential for 24-hour noise, light pollution from large-scale employment units, and heavy goods vehicle (HGV) movements will severely impact the "quiet enjoyment" of the area for both new and existing residents.

Conclusion

For the reasons stated above, I believe this application represents unsustainable development that would cause irreversible harm to the Southwater community. I urge the Planning Committee to refuse this application in its current form.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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