

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 March 2026 12:11:08 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 10/03/2026 12:11 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: Richmond Farm Rye Farm Lane Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
 - Loss of General Amenity
 - Overdevelopment

Comments: I received notification of this proposed development through the post today and actually thought development on such a large scale in this location was a joke, I hope my objections will be taken into account.

Increased traffic

Has anyone actually driven the lanes from Two Mile Ash to Barns Green ? They are narrow, the hazardous bends at Dog Barking aren't shown as a danger even though they are narrow and are the access to a bridlepath.

Whenever Southwater is developed it generates more traffic through the narrow lanes towards Barns Green and up Trout Lane towards Billingshurst. These lanes are used by walkers, cyclists and horse riders accessing the numerous footpaths and bridleways and woods throughout the area, not to mention the huge agricultural machinery going about their daily work.

General amenity

Considering adding a huge development such as the one proposed shows a complete lack of understanding of the facilities already oversubscribed in the area

doctors
dentists
hospitals
schools

? It's beyond belief !

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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