

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 March 2026 09:05:29 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 15/03/2026 9:05 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:** 5 Courtlands Southwater Horsham West Sussex

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway Access and Parking
- Loss of General Amenity

- Other
- Overdevelopment
- Trees and Landscaping

Comments:

Grounds for objection

1. Already we have a lack of doctors, chemists and schools. Queues for the pharmacy are regularly out of the door in Boots. Waiting time to see a doctor or nurse is already far too long. I am personally waiting 3 weeks to see a nurse. An extra 1000 homes will make matters worse. It occurs to me that we don't need another building to house another surgery - we actually need more doctors and nurses in the premises we already have. Even where provision is made for these facilities within the planning application - they do not always materialise - as evidenced with the existing Broadacres development. Many Southwater children are taking lengthy bus journeys to secondary schools.

2. At some times of the day, crossing Worthing Rd is already difficult. There are no zebra crossings at the north end of Southwater and with an additional 1000 homes that traffic can only increase especially as there is no safe walking/cycling route into Horsham. The state of the road from Southwater into Horsham is a disgrace - and additional traffic will only make that worse.

3. There has been a great deal of tree felling already in Southwater to facilitate the building of new homes. It has resulted in the loss of habitat for birds and wildlife.

4. I object to the gypsy site and business site on the grounds of traffic congestion and failure to achieve community integration of the travellers. There will be additional HGV and commercial vehicle movements beyond those associated with residential development that have not been assessed or mitigated in the Transport Assessment. A business/gypsy site at the northern approach to the village raises serious road safety concerns. HDC should require WSCC Highways to provide a specific response on this point before determination. According to 'Planning Policy for Traveller Sites', traveller accommodation should be located where residents can access mainstream services on equal terms with the settled population. A physically isolated site such as is proposed fails this test entirely.

5. Southwater currently has a good bus service into Horsham. No assurances have been given that this will continue. If the buses divert through the new development to serve the business site and residents of that development, services along Worthing Road will, no doubt, deteriorate.

Over the past 13 years, Southwater has taken more than its fair share of new house building, with no additional school, GP/pharmacy staff to go with it. This proposed further

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development will only exacerbate the problems we already have. Provision in planning applications for these facilities is no guarantee they will be forthcoming. Let's have the roads fixed, the school and the additional GP/pharmacy staff before the first property is built.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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