

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 March 2026 16:22:05 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 14/03/2026 4:22 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: 31 Blakes Farm Road Southwater Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

I wish to formally object to the proposed development of land north-west of Southwater in West Sussex.

My objection is based on several serious concerns regarding the cumulative impact of development in the area, the loss of countryside, and the lack of adequate infrastructure to support further expansion.

1. Systematic Loss of Countryside and Rural Character

The land north-west of Southwater forms part of an important rural landscape that contributes significantly to the character and setting of the village. Continuous development across the wider Horsham and Crawley area has already led to the gradual erosion of the countryside that separates communities. Allowing further development on this site would represent another step in the systematic destruction of open land that is vital for biodiversity, landscape quality, and the wellbeing of local residents.

This type of development risks turning once-distinct villages into extensions of surrounding urban areas, undermining the very qualities that make Southwater a desirable and sustainable place to live.

2. Over-Development in the Horsham-Crawley Area

The wider region between Horsham and Crawley has experienced substantial housing growth in recent years. Large-scale developments have already significantly increased the local population. The cumulative impact of these schemes must be properly considered.

Continuing to approve further major developments without fully accounting for this cumulative growth risks creating unsustainable levels of density and placing unacceptable pressure on local services and infrastructure.

3. Lack of Supporting Civic Infrastructure

Existing infrastructure in and around Southwater is already under strain. Roads are frequently congested, healthcare services are stretched, and local schools face increasing demand for places.

There is insufficient evidence that the necessary improvements to infrastructure-such as road capacity, public transport, medical facilities, schools, and community services-will be delivered in a timely or adequate manner to support further population growth. Development should not be permitted where essential infrastructure is either absent or uncertain.

4. Disregard for the Southwater Village Development Plan

Local planning frameworks, including the Southwater Parish Council's village development planning principles, were established to ensure that growth occurs in a controlled and sustainable manner while preserving the character and needs of

the community.

Approving major developments that conflict with these locally supported plans undermines public confidence in the planning process and disregards the views and priorities of residents who have contributed to shaping the village's future.

Conclusion

For the reasons outlined above-loss of countryside, excessive development in the wider area, inadequate infrastructure, and failure to respect local planning frameworks-I strongly urge the planning authority to refuse this application.

Development must be balanced, sustainable, and supported by appropriate infrastructure. The proposed development of land north-west of Southwater fails to meet these essential requirements.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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