

From: Planning@horsham.gov.uk
Sent: 21 March 2026 11:28
To: Planning
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 21/03/2026 11:28 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: Parkside Worthing Road Southwater

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
- Privacy Light and Noise
- Trees and Landscaping

Comments: I am writing to strongly object to this application in its entirety for the following reasons:-
1. The proposal completely ignores the agreed Southwater

Neighbourhood Plan. There is no point in having a plan if it is going to be ignored to suit the interests of land owners who will profit greatly along with the developers. The village of Southwater has already been decimated with housing to the point that it no longer feels like a village and the community feel is being lost.

2. Roads will not be able to cope with the additional traffic generated by this development as well as that generated by other already approved applications. As a resident of Southwater I drive to Christs Hospital school to use the sport facilities and I have noticed an increase of parked cars on the residential roads in the new estates due to the houses having insufficient off street parking. There has also been a marked increase of traffic driving too fast along the residential roads particularly during the commuter and school run times.

3. Local Healthcare services are already overstretched. [REDACTED] the NHS at Horsham hospital [REDACTED] are overstretched with demand for their services and as a result waiting times for appointments are increasing. With the building of substantially more housing this will increase the pressure and although the developers say that they will build new schools and sporting facilities they will not contribute funding to the NHS for extra staff to care for all the extra residents in the area.

4. Southern Water will be unable to provide adequate potable water and are already unable to deal with sewerage generated from existing properties. With hotter summers each year particularly in the south of the UK we are already seeing issues with water availability so it is inconceivable that the government thinks it's ok to keep building more houses here - it simply isn't sustainable.

5. Wildlife and green open space will be lost forever. Biodiversity net gain is not achievable. It is unsurprising that more and more people are suffering from mental health when we are closing the green spaces between villages and creating large urban sprawls and new towns.

6. Concreting over land to build mass housing creates more flooding issues. We have noticed that since the existing new housing estates have been built here in Southwater there has been flooding to areas that never had a problem before. The drainage simply isn't able to cope with the extra run off.

I respectfully request that HDC refuses this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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