

From: Planning@horsham.gov.uk
Sent: 19 June 2026 20:49
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 19/06/2026 8:49 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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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: 34 King Edward Close Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Dear Planning Officer,

I wish to formally object to planning application DC/26/0366.

Having recently made Christ's Hospital (RH13 0LX) our permanent home, our family chose this area because of its distinctive rural character, access to surrounding countryside, and the sense of separation between settlements such as Christ's Hospital and Southwater. The ability to walk directly into open countryside with our dog, enjoy quiet public footpaths, and experience a safe and tranquil environment was a key reason for choosing to live here.

Whilst I fully recognise the need for new housing within Horsham District, I do not believe this proposal represents sustainable or proportionate development in this location. In my view, it conflicts with the objectives of the development plan and the National Planning Policy Framework (NPPF), particularly in relation to protecting the intrinsic character of the countryside and ensuring that development is appropriately located and supported by infrastructure.

1. Scale of Development and Settlement Identity

The proposed development of up to 1,000 dwellings represents a significant urban extension in a sensitive rural setting. Of particular concern is the risk of coalescence between Southwater and Christ's Hospital, reducing the clear separation and individual identity of these settlements.

This area currently provides an important rural gap that defines the character of both communities. Once such separation is lost or weakened, it cannot be realistically restored. I believe this carries substantial weight in planning terms, particularly in relation to maintaining local distinctiveness and landscape character.

2. Conflict with Local Planning Policy

The Southwater Neighbourhood Plan sets out a vision for managed and proportionate growth that respects the character of the parish and ensures infrastructure is delivered alongside development.

This proposal appears to exceed the scale of growth envisaged locally and raises concerns about whether it is genuinely consistent with the Neighbourhood Plan's objectives, particularly in relation to settlement boundaries, landscape protection, and infrastructure delivery.

3. Impact on Landscape and Recreational Amenity

The countryside between Christ's Hospital and Southwater is a highly valued landscape used daily by local residents for recreation, including walking, cycling, running and dog walking.

My wife and I use these routes regularly and they are an important part of our quality of life here. The introduction of a large-scale development would fundamentally alter the rural experience of this landscape through increased urbanisation, lighting, noise, and traffic, even where mitigation is proposed.

The NPPF recognises the importance of protecting the intrinsic character and beauty of the countryside, which I believe this proposal would significantly erode.

4. Transport and Highway Capacity

Existing routes between Christ's Hospital, Southwater and Horsham already experience congestion at peak times, particularly towards the A24 and surrounding junctions.

The addition of up to 1,000 homes, alongside employment and community uses, will inevitably generate substantial additional vehicle movements. I am not persuaded that the transport assessment adequately demonstrates that the local highway network can accommodate this level of growth without unacceptable increases in congestion, journey times and emissions.

5. Infrastructure and Community Services

Local services, including GP provision, schools and wider community infrastructure, are already under pressure.

While the application references new infrastructure, there remains insufficient certainty regarding timing and delivery. It is essential that infrastructure is delivered in step with development, rather than lagging behind occupation, to avoid placing additional strain on existing residents.

6. Cumulative Impact

This proposal must also be considered in the context of wider housing growth across Horsham District in recent years. The cumulative impact on transport, services, landscape character and the rural setting of surrounding settlements is significant and should be given substantial weight in the planning balance.

Conclusion

I am not opposed to new housing in principle, and I accept the need for growth within Horsham District. However, this proposal is of a scale and location that I believe would cause lasting harm to the rural character of the area, weaken the separation between Christ's Hospital and Southwater, and place further pressure on already stretched infrastructure.

For these reasons, I respectfully request that Horsham District Council refuses planning application DC/26/0366.

Yours faithfully,


34 King Edward Close
Christ's Hospital
RH13 0LX

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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