

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 April 2026 13:47:24 UTC+01:00
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 01/04/2026 1:47 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the high-way) 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: 7 Welcome Place Southwater Horsham

Comments Details

Commenter Type: Member of the Public

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:

This application represents substantial unwarranted additional overdevelopment in Southwater. It will cause significant and unbearable pressure on local infrastructure.

There will be an unacceptable increase in the volume of traffic and noise through what is supposed to be a village. No highway improvements are planned and this will result in heavy road congestion and higher accident risks.

Residents of Southwater already experience a lack of access to local overstretched services such as doctors, dentists, general health assistance, schools, etc.

There will be a disastrous and devastating loss of nature and farmland with the destruction of a vast area of green land in and around Southwater. The adverse consequences for biodiversity will be catastrophic.

The proposed development would place an obvious strain on the already stretched water supply for Southwater. The result will be water shortages. There would also be a substantially increased risk of flooding.

The proposed development is of an unacceptable size and will involve the destruction of Southwater as a village, turning it into a vast building site for many years to come with negative irreversible consequences for the local community and environment.

Kind regards

Telephone:

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