

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 March 2026 12:18:15 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 23/03/2026 12:18 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:** 5 DOVER CLOSE SOUTHWATER Horsham

### Comments Details

**Commenter Type:** Member of the Public

**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 object very strongly to this proposed development.

Southwater has already seen very extensive development over previous years, stretching eg local schools, and especially health care facilities, to breaking point. There is no suggestion of additional medical facilities. Equally I am not aware that eg the Boots pharmacy will be expanded or another pharmacy built: the situation at Boots in Lintot square is beyond a joke, with queues regularly out from the unit.

Traffic use will increase significantly, putting pressure on already busy roads, and generating more exhaust fumes and noise. No highway improvements are planned, nor any additional public transport.

The proposed area for building is beautiful countryside, with a wide range of trees and no doubt animal life. That will be hugely, adversely, and irreversibly impacted by this development. a great deal of local countryside has already been lost (eg the Broadacres development) and it is time to look elsewhere and to use Brown field sites.

I fear there will be a significant impact on water supply and I had thought this had been a barrier to development in recent years: I am not sure what has changed. I have also noticed a degradation in broadband functionality over the past years, which i am positive is due to increased building and demand: the proposed development will make this considerably worse.

In short, Southwater needs to be left alone, and to adjust to the new village it now is after extensive building has occurred, not just residential but also business. We need to protect our beautiful and valuable countryside which, aside from the biodiversity it offers, represents open space for Southwater residents to enjoy and, crucially, which they can access very locally.

I fundamentally, and very strongly, oppose this application

---

Kind regards

**Telephone:**

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



---

**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton