

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 15:00:40 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 3:00 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: 9 King Edward Close Christs Hospital 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

- Overdevelopment
- Trees and Landscaping

Comments:

I object to the proposed development for several reasons.

1. It goes firmly against the Southwater development plan. If this application were to be approved, it would render the Southwater plan and the extensive engagement with residents undertaken to develop it, entirely pointless. It would be a betrayal of everyone who spent their time to take part in the development plan, and everyone who chose to make their life in the area as a result of the assurances of the development plan.

2. Environmental and biodiversity damage. This development would result in extensive environmental damage, including the irreplaceable loss of established trees, birds, and mammals. The area has already suffered greatly from recent developments and cannot withstand further development of this size without significant and irreversible environmental and biological damage.

3. Water management. The area already experiences extensive water scarcity in dry periods, alongside flooding and raw sewage discharges in wet periods. The water management in the area cannot support further development of this magnitude without causing significant water scarcity, flooding risk, and raw sewage discharge issues.

4. Food security. As well as great environmental damage, this plan would also result in the destruction of farmland, further threatening local food security.

5. Transport issues. Southwater has no direct rail link. The proposal therefore seeks to turn Christ's Hospital into a giant car park. This would (i) cause considerable damage to the village of Christ's Hospital and its residents, and (ii) provide unsustainable volumes of vehicles on local roads.

6. Loss of amenities. The area proposed for development currently provides significant health and wellbeing benefit to the local community. This countryside is highly popular with walkers, runners, dog walkers, cyclists, and horse riders. The 'warren' area at Christ's Hospital is further very popular with walkers and dog walkers. Taking these areas away would cause an extensive negative impact to local residents' physical and psychological wellbeing, which would ultimately result in an severe and costly increased burden on local health amenities.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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