

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 18:34:27 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 18/03/2026 6:34 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: Gwalia New Road 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

Comments:

I would like to reject to the above planing application on the following grounds;

The application completely rides rough shot over the existing Southwater Neighbourhood Plan which was democratically approved in 2021. This allowed for a lot less housing than the proposal above.

It appears that there is general use of three story buildings in the plan. A good number of these are close to the boundary of the bridleway that runs along the back of New Road which has mostly single story or chalet style properties. Surely any use of these three story dwellings should be more discreet to avoid lack of light and noise issues.

With a further 1000 houses there would be in excess of a further 1000 cars looking to access and leave the development. Currently there is congestion at peak times ie school start and finish and general commuter times. Adding another 1000 plus cars to the local network would create further pollution and congestion. There are no plans to improve the ability to cycle into Horsham so the reliance on cars is unavoidable.

Creating another 'hub' within this development contradicts the Southwater Neighbourhood Plan which stresses the importance of a single village centre. In addition the strain on the health care within Southwater, which already struggles to cope, would break the capacity.

I also have concerns on flooding, there is regularly surface water on the fields that are looking to be developed. With all the additional construction this create further run off issues.

I hope that Horsham District Council Planning see the sense to refusing this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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