

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 23:16:23 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 26/03/2026 10:16 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: 87 Blakes Farm Road 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
- Other
- Overdevelopment
- Trees and Landscaping

Comments:

I strongly object to this proposal for the following reasons:

- 1) This will destroy greenfield rural land to the north west of Southwater and negatively impact wildlife.
- 2) It represents further massive overdevelopment in the Southwater area.
- 3) The developer has misrepresented its application to include schools which is not within its remit or power to provide. At a time of falling school roles in Horsham and district schools this represents possible overcapacity and inefficiency and misleading the public as to a school provision.
- 4) Developers already have significant approvals for housing within the Southwater village, its neighbouring villages and the local Horsham district that they are choosing not to develop as demand does not exist at the prices they require to maximise their profits.
- 5) Developers still refuse to build houses on brownfield urban sites within the Horsham Town boundaries given additional costs they would incur.
- 6) The development would lead to flooding within the Southwater area.
- 7) There is a lack of sewerage and drainage infrastructure to cope with this additional housing.
- 8) This will increase traffic congestion within the area.
- 9) Ancient woodland would be destroyed.
- 10) Heath services are already inadequate for the current approved and part complete developments and any additional building would increase them beyond breaking point.
- 11) There is no local need for this additional housing.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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