

From: Planning@horsham.gov.uk
Sent: 09 April 2026 12:25
To: Planning
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 09/04/2026 12:24 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 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: 28 King Edward Close Christs Hospital 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
- Trees and Landscaping

Comments: Dear Sir/Madam,
I write to formally object to the proposed development of up to 1,000 homes in the countryside area bordering Southwater and Christs Hospital.

Grounds for Objection

Unsuitable Site & Road Safety Risk

The proposal is located outside any built-up boundary in direct conflict with HDPF Policy 26, which protects such rural zones.

The application fails to address the significant traffic increase from construction and permanent residents, creating unsafe highways usage and pedestrian safety risks.

Irreversible Countryside Loss

The plan severely damages the rural character and scenic beauty of the South Downs National Park and surrounding landscapes.

National precedents confirm that developments causing landscape harm in designated areas face very high thresholds for approval.

Inadequate Infrastructure & Amenities

The local GP surgeries are unable to accept new patients; schools are at capacity with waiting lists; social care services are stretched to breaking point.

This development lacks evidence of any supporting doctor, education, transport, or social care infrastructure, failing to meet national sustainable development standards.

Legal Procedural Failings

The council's broader planning framework is under suspension for failing the duty to cooperate and lacking a credible water-neutrality strategy.

This application continues the same deficiencies by not ensuring compliance with required environmental and inter-authority oversight standards.

Conclusion

In light of:

policy violations (countryside designation, highway safety, infrastructure unsustainability), legally established planning thresholds protecting designated landscapes, and demonstrable precedent dismissing similarly harmful schemes,

I urge the Council to refuse this application. It fails to comply with both local and national planning policy, and the risks to our environment, safety, and essential services are unacceptable.

Finally, I had to find this out via a Facebook post and have received no formal notification or have seen any signage in the local area which is obvious to show what is being planned.

Yours faithfully,


28 King Edward Close,
Christs Hospital

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

