

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 April 2026 16:29:10 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 09/04/2026 4:29 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: 6 Heath Close Mannings Heath Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other
- Overdevelopment

Comments: Southwater is car dependent and the proposal development would vastly increase traffic in the village, Horsham and surrounding area. This would adversely impact the environment, road safety and the road infrastructure.

Southwater and the surrounding area does not have the infrastructure and resources to support such development. The area is overstretched already in terms of water supply, sewage, GP and healthcare and schools.

The development is contrary to the Neighbourhood Plan. It doubles the allocation of allowed housing and creates two village centres. It completely undermines the Neighbourhood plan and renders it worthless.

No local need. This proposal is purely Developer and landowner driven for gain. Affordable housing is not actually affordable for many local people.

The development would be a blot on the landscape for miles around and does not fit in what in reality is a rural environment.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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