

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 17:51:04 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 09/03/2026 4:51 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: Dragons, New Road, Southwater, 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
- Privacy Light and Noise
- Trees and Landscaping

Comments:

1. Impact on Local Highway Network

Proposed development would result in a significant increase in traffic on small local roads already overburdened following a multitude of developments in recent years.

2. Pressure on Local Infrastructure

Already under severe strain in terms of school places/ GP & healthcare provision/ local services and community facilities

3. Loss of Countryside and Landscape Character &

4. Environmental and Ecological Concerns

The village of Southwater has been altered beyond recognition in recent years. Further development of remaining fields will remove the green lungs of the area and deplete what natural habitats still exist. This is supposedly a rural area - let it breathe.

5. Flood Risk and Drainage

Yet more hard landscaping removes the capacity for water to drain away naturally

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton