

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 20:30:47 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 09/03/2026 8:30 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: 10 Wealdon Close Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Overdevelopment
- Trees and Landscaping

Comments:

I wish to formally object to the outline planning application for the proposed development on land north west of Southwater.

My objection is based on the following concerns:

Firstly, the scale of the development appears excessive for the local area and would significantly alter the character of Southwater. The proposal includes a large number of residential dwellings, commercial uses, sports facilities, and traveller pitches, which together represent a substantial urban expansion into what is currently open land. This risks undermining the rural setting and identity of the surrounding community.

Secondly, there are serious concerns regarding traffic and highway capacity. Southwater and the surrounding road network already experience congestion, particularly during peak hours. A development of this size would inevitably generate significant additional traffic, placing further pressure on local roads and junctions that may not be capable of accommodating this increase safely.

Thirdly, the impact on local infrastructure should be carefully considered. Local schools, healthcare services, and public amenities are already under pressure. It is unclear whether sufficient infrastructure improvements will be delivered in advance of the development to support the increased population.

There are also environmental concerns. The development would result in the loss of open countryside and could negatively affect wildlife habitats, biodiversity, and the natural landscape.

Protecting green spaces around Southwater is important for both ecological reasons and the wellbeing of residents.

Finally, the cumulative impact of housing growth in the area should be assessed. Southwater has already experienced considerable expansion in recent years, and further large-scale development risks overburdening the village and diminishing the quality of life for existing residents.

For these reasons, I respectfully request that the Council carefully consider the impacts of this proposal and refuse planning permission unless substantial revisions are made that address these concerns.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





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aton