

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 15:07:18 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 2:07 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: CAMOMILE BARN, EMMS LANE BROOKS GREEN

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Other
- Overdevelopment

Comments:

OBJECTION: Application DC/26/0366 Land North West of Southwater

I object to this application for the following reasons.

Much of the information submitted by the applicant to support the development is at best mis-leading and attempts to override the facts.

(1) Further Strain on Infrastructure

The existing infrastructure from doctor's surgeries to the road network and sewage treatment works are unable to cope with current demands.

- The intention to connect the sewage discharged from this development to the Barns Green treatment works is ludicrous. These works are already unable to cope with the flows from the local area, resulting in frequent and documented discharges of raw sewage into the water courses. Southern Water's letter dated the 12th July 2022 stating there is capacity at Barns Green is totally and factually incorrect.

- Southwater is in a designated water-stressed zone suffering Water Scarcity. The 2025 drought, (the hottest summer on record with preceding extreme dryness), demonstrated the fragility of local water supply. Southern Water cannot be relied upon to provide a sustainable supply. Its historical criminal convictions, ongoing investment disputes, and high leakage rates leave serious doubts over its capacity to serve an additional 1,000 homes. Water usage forecasts for this development assume unrealistic conservation levels.

- The A24 corridor and local road network cannot accommodate the traffic the development would generate, and no viable mitigation has been demonstrated.

- There are not enough secondary school places currently for Southwater children. This development will only make it worse as there is no legal binding requirement for developers to provide schools and other needed infrastructure such as Doctors, Dentists etc.

(2) Over Development and Contradiction of Plans

The proposal is substantially larger than the scale of development planned for Southwater through the adopted development plan, extends in significant part onto unallocated land, reaches beyond the Built-Up Area Boundary defined through the Southwater Neighbourhood Plan (SNP), and would materially undermine the separate identity of Southwater and Christ's Hospital.

The Neighbourhood Plan requires that development respect the

village's landscape character and maintain separation from neighbouring settlements. This proposal contradicts and threatens coalescence, undermining both local and national planning principles and conflicts with the Southwater Neighbourhood Plan in a number of clear respects:

- The proposed development greatly exceeds the scale of development allocated within Southwater Parish in the Development Plan. The SNP allocated land for 422 - 450 new residential units. The proposal therefore conflicts with the development strategy set out in the adopted development plan, and in particular conflicts with SNP1 and SNP2.
- It will extend beyond the Built-Up Area Boundaries (BUAB) defined by the SNP and shown on the Neighbourhood Plan Policies Map. It is important to note that the BUAB in the neighbourhood plan was subject to a full review and redesignation as part of the neighbourhood plan process, and differs to the BUAB within the HDPF. As such it wholly contained within the SNP and carries full weight.
- Whilst part of the proposal is on land allocated for development by the neighbourhood plan, much of it is not and the proposal as a whole conflicts with SNP1.1(b). The applicant states that "this part of the proposal does not conflict with the development plan" however from the documentation reviewed, there is no information that demonstrates this to be the case. Most plans provided by the developer are vague and only indicative or lack sufficient detail to be able to undertake a full assessment of compliance against SNP2.2.
- The proposed development would result in the coalescence of Southwater Village and Christs Hospital, to the detriment of their unique and separate identities. The proposal therefore conflicts with SNP1.3.

Kind regards

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