

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 March 2026 10:46:53 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 12/03/2026 10:46 AM.

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: Vespa Southwater Street Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

This proposal removes farmland to generate houses
The proposal is on a scale that cannot be supported by the village
There is no infrastructure in place to support the development and will use water that must be taken from the river and will threaten availability for existing premises
There is no demand for a school both Southwater primary and infant have spaces and the recent addition of Bohunt secondary school in horsham has increased secondary places by 25%
There has already been substantial planning permission granted at Horsham Golf course which is less than 2 miles from this proposal
Currently there is no local plan due to legislation but previous plans do not include this development proposal
No consideration has been given to the lack of public transport
Southwater does not have a train station and only a local bus therefore many more cars will be using already overused local roads

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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