

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 March 2026 07:24:23 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 7:24 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: 10 Bottings Hill Cripplegate Lane Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Highway Access and Parking
- Other

- Overdevelopment
- Trees and Landscaping

Comments:

This proposal represents significant overdevelopment in an area that has already experienced substantial expansion in recent years. The existing infrastructure in Southwater is already under pressure and is not capable of supporting development of this scale.

The proposal raises serious concerns including:

- Infrastructure capacity - Local roads, schools, healthcare services and other public facilities are already stretched. Further large-scale development will place additional strain on services that are not designed to support this level of population growth.

- Traffic and road safety - Additional housing and employment space will significantly increase traffic volumes on surrounding roads, which are already congested during peak hours.

- Environmental and wildlife impact - The site and surrounding countryside provide important habitats for local wildlife. Large-scale construction and loss of green space will damage biodiversity and the rural character of the area.

- Loss of countryside and landscape character - Development of this scale will fundamentally alter the character of the area and reduce valuable open land.

Until clear, deliverable infrastructure improvements and environmental protections are demonstrated, this proposal should not be approved.

For these reasons I strongly object to the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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