

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 12:10:48 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 11/03/2026 12:10 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: Sentosa, New Road, Nr.Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking

- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I wish to register a formal objection to the above outline planning application.

Design

- The first view of the village residents and visitors entering from the North will see, should these proposals be granted, is of a traveller site, business units and a 3-storey care home.
- The EIA Scoping report, page 18, para 4.2.2, suggests that proposals are for predominantly 2-storey houses with massing equivalent to nearby properties. Why then does the Proposed Storey Height Parameter Plan indicate dwellings and mixed use up to 3-storey and up to 12 metres high approximately 30m away from existing (predominantly) bungalow and chalet bungalow properties?
- The proposals appear to completely ignore the agreed Southwater Neighbourhood Plan with regards, amongst other things, village boundaries, dwelling numbers and village centre requirements.

Highway Access and Parking

- The existing and proposed road network will be unable to accommodate the additional traffic generated by this proposal. The effects of approved but as yet undeveloped schemes are still to be felt, namely, Horsham Golf Park (800 dwellings), Rascals Farm (96 dwellings), Woodfords (73 dwellings) and Berkeley Homes (approx. 300 dwellings).

Loss of General Amenity

- There is already pressure on local services, doctors, dentists, general healthcare, together with school provision. This development will exacerbate the situation and, whilst promises are made, they rarely come to fruition.
- Water supply availability is not confirmed.
- Sewerage treatment is at or above capacity.

Overdevelopment

- Much of the proposal is excessive in scale and will adversely affect the local character and amenity of the surrounding area.

Privacy Light & Noise

- Whilst a LVIA has been carried out I would suggest that, due to the nature and magnitude of this proposal, a Residential Visual Impact Assessment is requested as part of this application.
- Light pollution from the proposal will seriously affect surrounding areas together with loss of privacy, outlook and the general amenity of existing residents.

Trees & Landscaping

- The proposal involves the loss of irreplaceable countryside and farmland with the associated impact on wildlife, natural habitats and food production.
- I understand that to date, no development of this type has yet to achieve a Biodiversity Net Gain of +10% after the required 10 year period.
- This proposal will cause permanent and unacceptable harm to the landscape character and rural setting of the village.

I respectfully request that HDC robustly refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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