

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 March 2026 11:39:45 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 11:39 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: Edinburgh Close Southwater Horsham

Comments Details

Commenter Type: Member of the Public

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 would like to submit a formal objection to the above outline planning application for development on land north-west of Southwater. The reasons for my objection include the following items, all of which I feel have either not been adequately addressed and are detrimental to the village of Southwater and the surrounding countryside.

1. Insufficient Proposed Infrastructure & Overdevelopment.

The Southwater infrastructure is already at maximum capacity. Further development would be hugely detrimental to the existing infrastructure, in particular the following fundamentals.

- Southwater Healthcare. The existing local GP and dental surgery would not be able to accommodate the huge surge in population. The existing facilities are close to capacity. No allowance to mitigate this has been allowed for.

- Southwater Community Facilities such as the Lintot Square. The Lintot Square is a community hub of Southwater, offering amenities such as shops, healthcare, offices, dining, and parking. How can the existing facilities accommodate such a surge in numbers? They cannot, it would not be possible. This would be detrimental to the existing residents of Southwater, particularly the elderly who rely on these facilities regularly and need to be able to park at the Lintot Square.

- The existing road network. During peak hours the Worthing Road has become increasingly busier as a direct result of the huge development that has occurred over the last 10 years or so. The proposed development will without doubt add to significant congestion on the existing road network, therefore increasing noise, air pollution, and congestion, all of which are significantly detrimental to the existing residents of Southwater. Worthing Road consists of schools and residential areas - Such a huge increase in traffic would also be detrimental to highway safety.

The volume of traffic on Two Mile Ash Road has also increased significantly. Further development at the proposed scale would increase this considerably, therefore increasing the danger to pedestrians and cyclists.

The proposed traffic plan is insufficient and does not present an accurate representation of how the proposed development will affect the existing road networks and the residents of Southwater. There is no doubt whatsoever, the existing infrastructure will not cope, and the proposed solutions are not sufficient. The development would put a huge strain on the existing infrastructure, therefore having a detrimental effect on the existing residents of Southwater.

2. Loss of Local Amenity, Countryside, Wildlife Habitats, and

Village Character, including.

- The loss of countryside and the semi-rural village character of Southwater will be lost forever. I have lived in Southwater my whole life, nearly 50 years (my parents even longer). Over that time I have personally witnessed and felt the gradual loss of the semi-rural village character, this will never return. This alone is a hugely significant concern to the majority of Southwater residents, who I know are deeply saddened by the continued loss of village character and rural countryside. The residents of Southwater live there for a reason, because it is a semi-rural village surrounded by beautiful countryside and wildlife.

Our thoughts, feelings, and wellbeing should be a key consideration as part of this latest proposal.

- Habitat loss for wildlife. The proposed development area is vast and the loss of habitat immense, again this will never return. The proposed mitigation measures are not equal to the substantial loss created by the proposed development. I see that an effort has been made to retain a small area of woodland, surrounded by development and cut off from other forms of wildlife habitat - This is a 'tick box' gesture which in reality does not come close to mitigating the hugely negative effect that the development will have on the local wildlife habitats.

Should the proposed development go ahead, then Southwater would become cutoff from nearly all direct links to the countryside, bordered on the east by the A24, the Hop Oast roundabout / A24 on the North, and Christs Hospital School / the railway line on the West.

This would also have a huge negative impact on the existing residents of Southwater, many of whom enjoy the direct links to the countryside for walking and other outdoor activities. Forcing people to drive to other areas (some of whom will not be able to) is not acceptable, both for the wellbeing of the people and also the negative impact of having additional vehicle traffic on the local road network.

3. Flood Risk and Drainage, including.

- Southwater already suffers from surface water flooding during peak rainfall. The proposed development will significantly increase surface water runoff. In areas where drainage capacity is already at its maximum the risk of flooding will only intensify. Previous developments have contributed to the current problems (which have still not been permanently resolved), a further development of such enormous scale will add to the existing problem considerably.

4. Water Neutrality, including.

- Sussex is one of the most water supply stretched counties in the country, demonstrated by the recent supply shortages. This is a major issue, and whilst formal legislation requirements for water neutrality may have changed there is still a significant duty of care that must be considered above everything else - Existing

residential and commercial areas must take priority over future development. Taking into consideration the recent supply shortages for the area, adding a development of this enormous size consisting of residential and commercial units is not acceptable and should be deemed irresponsible regardless of the relaxed approach to planning laws. Turning a blind eye to an undeniable problem would be completely unacceptable and irresponsible by those involved.

5. Final Points

Horsham District Council, you have a duty of care to the residents of the Horsham District, including Southwater. Your priority above everything must be the wellbeing of the existing residents and the wildlife ecosystems.

I am aware that the UK has housing targets to achieve however Southwater has already contributed excessively to this effort, Further development of this scale would be hugely detrimental to Southwater in so many respects.

It's time to say, once and for all, that enough is enough. Therefore, my family and I STRONGLY object to this application.

Kind regards

Telephone:

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