

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 April 2026 12:17:11 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 04/04/2026 12:17 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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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: 31 Blakes Farm Road Southwater Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

Objection to Proposed Development of Fields North of Southwater

I write to formally object to the proposed development of land to the north of Southwater on the following grounds:

1. Disproportionate Development Burden.

Southwater has, in recent years, accommodated a significant level of new housing development, arguably exceeding a fair and proportionate share relative to surrounding areas. This situation has been further compounded by the parish boundary arrangements with Shipley, where development attributed to Shipley Parish is, in practice, situated within and directly impacts the Southwater community. This results in an inequitable distribution of development pressures.

2. Conflict with the Southwater Neighbourhood Plan.

Previous development in the village was supported under the framework of the Southwater Neighbourhood Plan, which provided residents with assurances of medium-term protection from further large-scale expansion. To disregard the principles and expectations established by this plan undermines confidence in the planning process and erodes trust between the local authority and the community. The National Planning Policy Framework (NPPF) , Paragraphs 29 & 30, makes clear that neighbourhood plans form part of the statutory development plan and should not be undermined without clear justification.

3. Inadequate Public Services and Infrastructure.

Local services are already under significant strain. Access to NHS dental care is extremely limited, GP appointments are difficult to obtain in a timely manner, and hospital waiting times remain unacceptably long. These concerns were raised during earlier planning applications yet remain unresolved. Approving further development without corresponding and deliverable improvements to healthcare and other essential services would exacerbate these existing deficiencies. NPPF Paragraphs 20 & 34 requires that development be supported by adequate infrastructure.

4. Highway Safety and Road Conditions.

The local road network is currently in poor condition and appears unable to cope effectively with existing traffic levels. Issues such as potholes and general road deterioration present safety hazards for motorists and cyclists alike. Additional development will inevitably increase traffic volumes, further degrading road conditions and increasing safety risks unless substantial and demonstrable improvements are secured in advance.

5. Prematurity and Market Saturation.

A number of recent housing developments in and around Southwater remain incomplete, with construction paused due to difficulties in property sales at current price levels. Granting

permission for additional sites under these circumstances is premature. Priority should be given to the completion and occupation of existing developments before further land is released for housing.

6. Loss of Greenfield Land and Sustainability Concerns.

The proposed development would result in the irreversible loss of productive agricultural land. Continued reliance on greenfield sites raises serious concerns regarding long-term sustainability, food security, and environmental impact. At a time of increasing global uncertainty, the importance of preserving domestic agricultural capacity should not be underestimated. Furthermore, there are numerous brownfield sites that remain undeveloped, presumably due to higher remediation costs. These sites should be prioritised for housing delivery in line with sustainable development principles, rather than permitting further encroachment into the countryside. The NPPF encourages the effective use of land by prioritising previously developed (brownfield) sites. The continued preference for greenfield development, while brownfield sites remain underutilised, runs contrary to national policy objectives.

In conclusion, the NPPF emphasises the presumption in favour of sustainable development, which requires balancing economic, social, and environmental objectives. This proposal fails that balance.

Kind regards

Telephone:

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