

From: Planning@horsham.gov.uk
Sent: 27 March 2026 14:57
To: Planning
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 27/03/2026 2:57 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: 5 Fletchers Southwater Horsham West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Other
- Overdevelopment

Comments: I have carefully studied the attached documents for the planned Southwater new homes proposal and would like to register my strong objection and concern.

The documents from the proposed developer are of course very professional and cover in detail many aspects of the new homes development. As always in these matters it is the detail that is

most important for all residents and planning officers. There are complex interests for all those affected and disagreements will arise. As a resident, I am concerned that business and financial advantage for the few, will override the genuine and real issues of this development.

The size of the development is extraordinary when assessed against recent previous, current and planned home building in the immediate area.

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The main road through Southwater is not adequate for the volume of traffic and this situation will become intolerable with further housing development.

There will be serious safety issues for pedestrians. The road will become even busier, especially with an unacceptable increase in large lorries and other sizeable vehicles. Whatever access roads are devised to the construction sites there will be a significant impact on other roads.

Schools are located on this road and the safety of schoolchildren and their families will be at an increased and unacceptable risk from this traffic. The pavement along the road is very narrow for much of the way, I already feel unsafe walking along it with cars passing just a few inches away.

Air monitoring studies have been conducted across the country, focusing on schools that are close to busy roads, and have consistently shown a level of pollution several levels above what would be considered acceptable. The increase in traffic of all types along this road will put our children at risk of a number of respiratory medical conditions.

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The loss of managed farmland is of great concern.

The proposed development is on fields that are currently used for cereal production and grazing. The potential loss of this resource is unacceptable. As we have all learned in recent covid years and with current world events, the country has to be more self sufficient. This gets voiced regularly by MPs and others. It may seem that it is only one farm but it is the one we can do something about. There will also be further loss of agricultural jobs and skills that will impact the lives of those we should value more.

The loss of farmland will inevitably lead to a reduction in wildlife diversity. A landscaped development doesn't replace a more natural wildlife environment.

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I have not been able to register with an NHS dentist for a number of years. Other NHS related services in the area are lacking despite the superhuman effort of the staff. This proposed housing development will only add to this problem.

And not to be undervalued, the development will have a deleterious health effect on a significant percentage of local residents. The reduced feeling of wellbeing due to this exact type of development has been documented and shown to place more demands on the medical support services across the age demographic.

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There are huge problems with future water supply in this area. This fact is well known to all. This development should not be able to proceed as planned on this fact alone. This issue has not been adequately addressed in the documents submitted for the proposed development. I am not clear which organisation would be responsible for this decision, and ultimately 'truly' accountable in the future.

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I have written these as my main concerns and objections to the housing development. I didn't want to list the many objections I could have documented that have been raised by well informed residents. This omission on my part does not mean they are not important to me.

I worry that the objections raised will be addressed based on promises from the developer, and perhaps others, rather than by contract planning agreements that include penalty clauses of a nature that will ensure adherence to those agreements. I make this comment from previous experience of failings in these matters.

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To whom it now concerns, I would ask you all to please consider this planning proposal with highest of diligence. Thank you.

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Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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