

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 June 2026 08:48:39 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 16/06/2026 8:48 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 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: 84, Bluecoat Pond, Christs Hospital Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
 - Overdevelopment
 - Privacy Light and Noise

Comments: This will cause a considerable increase in road traffic and noise before, during, and after construction.

There are already considerable issues on the Two Mile Ash and Tower Hill road, with road closure and issues that cause traffic multiple times a year.

The roads are narrow with no foot path so additional heavy usage by construction and residents will cause much delay.

I am also seriously concerned about emergency vehicle access when roads (Two Miles! Ash and Tower Hill) are closed - which they have been multiple times a year - and this development may only increase the issues with traffic.

Emergency vehicle access, peak time traffic volumes (school runs), and peak commuter times, will be major issues.

Kind regards

Telephone:

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