

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 April 2026 20:16:22 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 08/04/2026 8:16 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: 75 Woodlands Way Southwater Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Design
 - Loss of General Amenity
 - Overdevelopment

Comments: This application has been submitted before albeit for 1,500 houses plus all the addition things planned.
 It has been reduced to 1000, but that is 1000 too many given the large number houses etc built in the last few years.
 We don't have sufficient shops associated with the necessary parking for the continual increase of inhabitants, the surgery struggle to meet prompt demand, the single main road through the village passes or includes three schools with associated danger and problems. Worthing Road continually gets busier and busier, especially at peak times.
 It states that it will provide schools, but that is not so - they will provide the LAND., they are not in a position to provide schools, and that will take years, if ever, to implement the grand idea.
 I'm not sure where the changed bus route that was suggested last time comes into this planning application, but it didn't seem very feasible when I visited the last Viewing of their plans, especially with the layout of the present busy roundabout exiting and coming into the village. And as always, the water availability, and the other downside - water logging and flooding, - seems an ongoing risk.

Kind regards

Telephone:

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