

From: Planning@horsham.gov.uk
Sent: 30 March 2026 12:58
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 30/03/2026 12:58 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:

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: 100% OBJECT to this application. The proposal would put too much strain on the existing village facilities. Local developments have repeatedly included new schools and sports

facilities etc as part of their proposals which have repeatedly never materialised (e.g. Broadbridge Heath).

The recent approval of the Hop Oast Golf course development will create a massive traffic issue on the main entrance to the village/roundabout let alone with these further proposed housing and industrial units.

**** Please Note - Berkley's homes have a clause in their contracts preventing any purchasers of their recent properties from objecting to any new applications which is unlawful ****

The current development construction has been paused as demand has stopped.

The location of the proposed traveller site would be on the new main road into the village which needs relocating this is ill-thought out + the proposed business units would be a blight on the landscape. Does the village need any more business units? with current units empty and developments on hold.

Schools, doctors surgeries + additional facilities need building before any new houses and this needs to be enforced before any consideration.

The village has taken its fair share of housing over the years this is overdevelopment on a massive scale let alone its damage to the environment.

This development if approved would be a sad loss for the village and against the main reason many of us moved here in the first place to enjoy the 'semi-rural' village life that Southwater has to offer.

100% OBJECT

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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