

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 March 2026 17:38:17 UTC+00:00  
**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 16/03/2026 5:38 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 residential dwellings (including affordable housing) (Use Classes C2 and C3); 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:** 15 The Brook Horsham

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway Access and Parking
- Loss of General Amenity

- Overdevelopment
- Trees and Landscaping

Comments:

We have seen this story before - refer to DC/22/1916 - mysteriously "withdrawn" by the developer. Now back with a vengeance with slight tweaks around volumes etc.

My overall view is relatively simple - it's based on the sheer scale of this development and what looks to be the shameless annexation of Christ's Hospital by an oversized / bloated Southwater.

I am concerned for the irreparable loss of green open space. I suspect the farmland isn't being used and its potential value to the owner is significantly higher as property development land. I also understand the challenge planners have in continuing to evolve thriving communities. I wonder though whether these could be addressed through smaller developments surrounding the whole of Horsham - rather than this out-sized mass attaching solely to Southwater.

I've lived in Southwater for over 14 years. It was an attractive village when I moved here. It has become bloated now and I'm sad to see this new development will add to a sense of loss, of what was once a really decent place to live. I dread to think how long it will take to get a GP appointment now.

There are many objections on here, and an online petition. It would be unwise for the Planners to think that those who haven't found the time to comment are simply in favour - let's be honest, they just aren't.

More importantly than my personal view is perhaps that this proposal fundamentally conflicts with the adopted Southwater Neighbourhood Plan on the number of homes allowed. Southwater residents voted in a democratic referendum in June 2021 to approve that Plan and set a clear and legally binding limit on new housing in the village - between 420 and 460 homes.

That was agreed through a proper community-led process. How shameful would it be for the planners to throw that clear piece of democracy under the bus. The Plan is current, fully effective and legally adopted. It must be respected.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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