

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 March 2026 08:12:22 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 30/03/2026 8:12 AM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the high-way) 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: 69 Blakes Farm Road Southater West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

Dear Planning Officer,

I wish to register my objection to the outline planning application for the phased development comprising up to 1,000 residential dwellings, specialist accommodation, mixed use facilities, employment floorspace, education provision, sports pitches, gypsy and traveller plots, public open space, and associated infrastructure.

My concerns are set out below.

1. Scale and Unsustainable Location

The proposal represents a major urban extension in a location that is not sustainably connected to existing settlements. The scale-1,000 dwellings plus additional uses-would effectively create a new settlement without the strategic planning framework or infrastructure to support it.

The site is heavily reliant on private car use, with limited realistic alternatives. This conflicts with national and local policy requirements for sustainable transport and the transition to net zero.

2. Transport and Highway Impact

The predicted trip generation appears significantly underestimated for a development of this magnitude. Key concerns include:

- Increased pressure on the A23/M23 and surrounding rural roads
- Existing congestion at peak times not accounted for
- Limited or absent public transport options
- No meaningful provision for safe walking or cycling
- Cumulative impacts with other developments not properly assessed

The proposal risks creating severe impacts on highway safety, capacity, and reliability.

3. Insufficient Infrastructure Provision

The outline application defers almost all detail to later stages, yet the scale of development requires clear, upfront evidence of deliverable infrastructure, including:

- Education capacity
- Healthcare provision
- Utilities and drainage
- Sustainable transport infrastructure
- Community facilities

Crucially, there is a well documented pattern locally of developers promising infrastructure at outline stage, only for it not to materialise once permissions are granted. This has left existing communities with:

- overstretched schools
- limited GP availability
- inadequate road capacity
- insufficient community facilities

Given this history, it is essential that infrastructure commitments are secured, costed, and guaranteed before any approval is considered. This application does not provide that certainty.

4. Environmental and Landscape Harm

The proposal would result in:

- Loss of countryside and agricultural land
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- Significant landscape and visual impact
- Increased noise, air pollution, and light pollution
- Pressure on biodiversity and habitats

The outline documents do not demonstrate that these impacts can be acceptably mitigated.

5. Prematurity and Conflict with the Development Plan

This application is strategic in scale and should only come forward through the Local Plan process, where cumulative impacts, infrastructure needs, and spatial strategy can be properly assessed. Bringing forward a development of this magnitude outside the plan making process risks undermining the Local Plan and is therefore premature.

6. Lack of Certainty Due to "All Matters Reserved"

With all matters reserved except access, the application provides insufficient detail to assess:

- layout
- density
- design quality
- drainage strategy
- environmental mitigation
- open space provision

Given the scale, this lack of certainty is unacceptable.

Conclusion

For the reasons above, I believe the proposal is:

- unsustainable
- premature
- insufficiently evidenced
- harmful to the local area
- contrary to national and local planning policy

I therefore respectfully request that the application is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**