

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 April 2026 10:33:24 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 10/04/2026 10:33 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: 20 Redford Avenue Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

Given all the other development in the area I believe this additional scheme represents a significant overdevelopment. This largely rural countryside is being transformed into a substantial built-up area along with the accompanying loss of nature, strain on water resources, loss of amenity and growth of commuter traffic.

Also specifically:

The proposal is more than double what Southwater's Neighbourhood Plan allows Neighbourhood Plan housing limit: 420-460 homes (approved by referendum, June 2021) Berkeley Homes proposal: 1,000 homes - 117% more than the Plan allows Planning rule: Where a proposal conflicts with an up-to-date Neighbourhood Plan, permission should not normally be granted (NPPF Para 14).

I ask that the Berkeley Homes 1,000-home proposal be refused because it directly and fundamentally conflicts with the adopted Southwater Neighbourhood Plan on the number of homes allowed.

The proposal creates a second village centre, which the Neighbourhood Plan prohibits Neighbourhood Plan policy SNP1.1(a): Southwater must remain a single-centre village with shops and services focused at Lintot Square Berkeley Homes plan: Includes a substantial new commercial hub, shops, and community facilities on the western side of the village Conflict: Creates a second centre - directly contradicting the Neighbourhood Plan's core principle.

I ask that the Berkeley Homes 1,000-home proposal be refused because it violates Neighbourhood Plan policy SNP1.1(a) by creating a second village centre and extends beyond the village boundaries set in the adopted plan.

Approving this proposal would make neighbourhood planning meaningless Neighbourhood Plan referendum: Passed June 2021 - the highest form of community consent in planning Parish Council decision: Voted at Extraordinary Meeting (December 2025) to begin a full review of the Neighbourhood Plan Risk: Approving 1,000 homes before the review completes would pre-empt and undermine the democratic process.

I ask that the Berkeley Homes 1,000-home proposal be refused, or at minimum deferred until the Southwater Neighbourhood Plan review is complete, so that the community's democratic voice is properly respected.

Sub-Objection 3B: GP and NHS capacity is already overstretched - no plan exists to expand it Current position: Southwater GP

surgeries are already at or beyond capacity - patients face significant waits for appointments Ambulance response: Southwater has some of the poorest ambulance response times in Sussex due to its distance from hospitals NHS confirmation: NHS England has not confirmed that primary care capacity can be delivered for 2,150+ additional homes Infrastructure plan: No funded, legally secured plan for GP expansion or new health facilities has been provided.

I ask that the Berkeley Homes 1,000-home proposal be refused until NHS England has formally confirmed that funded, deliverable primary healthcare provision exists to serve the combined population increase from all committed Southwater developments.

Two areas of irreplaceable ancient woodland are immediately adjacent and at direct risk Woodland at risk: Courtland Wood and Smith's Copse - both designated ancient woodlands, immediately adjacent to the site Legal status: Ancient woodland has near-absolute protection in national planning law - it cannot be compensated for or replaced Planning rule: Development that would damage ancient woodland must be refused unless wholly exceptional circumstances exist (NPPF Para 186c) Missing evidence: No independent hydrological assessment of the impact on these woodlands has been submitted by Berkeley Homes.

I ask that the Berkeley Homes 1,000-home proposal be refused until a fully independent, peer-reviewed assessment of the hydrological impact on Courtland Wood and Smith's Copse has been carried out and published.

Kind regards

Telephone:

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