

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 April 2026 14:08:11 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 2:08 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: 9 Gratwick Walk Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

Southwater is a single settlement as highlighted in the Southwater Neighbourhood Plan which residents supported. This additional development is in direct conflict to the allocated land for development stipulated in the Southwater Neighbourhood Plan.

The introduction of a second village centre is also in contravention of the Neighbourhood Plan.

Whilst the application proposes both a secondary and primary school, it does not provide the funding to build either. As such it is unlikely they will get built and then Berkeleys will build more houses on that land.

Open Spaces are not clearly defined, areas that have been excluded from their last proposal (9DC/22/1916) do not clearly state that they will not at a future point continue to build further dwellings on the land.

Berkeley's talk a lot about the community provisions being provided but when you add it all up, it is insufficient. There is already a shortfall of sporting provision in the village and with a further 1000 homes, the small addition of a further 2 football pitches and a cricket pitch (inside one of the football pitches) really is an insult to the current residents that are expected to put on with all the disruption a development causes.

The roads are not designed for more traffic, Hop Oast roundabout is already hard to navigate around with the current traffic flows. The already approved development of 800 homes at Horsham Golf & Fitness together with the employment/business areas proposed and the travellers site are going to bring absolute chaos to the roads.

The idea of walking into Horsham can be forgotten, unless a bridge is built, the danger of trying to cross the A24 will be horrendous. As for cycling routes - where?

The design of 3-storey affordable housing is against the Neighbourhood Plan and will turn a quiet village into a nightmare town.

Whilst water neutrality has been determined, the current sewage ways cannot cope, our waterways can't cope with heavy rain, how are they going to cope with 1000 homes and businesses sewage waste?

The weather is changing and we need to preserve flood planes,

building on these fields will end up with severe flooding in the village. This is just not acceptable.

What about the nature and wildlife that are being displaced? And all the ancient trees. Who is going to protect these when the building starts?

This application is defective and does not support Southwater. We urge Horsham District Council to consider the impact on the area and refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton