

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 09:36:05 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 23/03/2026 9:36 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 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: Russetwood Two Mile Ash Horsham West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater. No proper assessment has been carried out.

The extent of the additional homes is far too large for the village to be able to absorb the impact.

The Southwater Neighbourhood Plan is very clear on the policy: Southwater must remain a single-centre village, with its shops, services and facilities focused around Lintot Square. This is not a minor preference - it is a core planning principle that residents voted to adopt. Berkeley Homes' proposal the addition of a new area of shops and facilities, a primary school, and other services to the west of the village. That would create an additional village, divide Southwater and destroy the rural balance of the community. The boundaries of the village were set in the Neighbourhood Plan. Much of the proposed site is on land that the Plan specifically identifies as outside the permitted development area.

A previous Berkeley Homes application for 1,500 homes on the same site (reference DC/22/1916) was withdrawn in February 2023 after Horsham District Council planning officers concluded it was unacceptable. It would seem as though Berkeley Homes have a plan of persistence to wear down the people of the village until they finally get their way.

The impact of such a large number of houses would be too much. Southwater is already absorbing 350 homes under construction at Broadacres. Around 800 more have planning permission at the Horsham Golf Club site. That is already around 1,150 new homes committed before Berkeley Homes has built a single house. Adding 1,000 more brings the total to over 2,150 new homes - more than doubling the number of households in a village whose roads, schools, doctors' surgeries and sewage system were not built to cope with growth at this scale. No one has carried out an assessment of what all this growth means for Southwater's infrastructure together. Berkeley Homes has assessed only its own proposal in isolation - ignoring the 1,150 homes already in the pipeline. That approach is not good enough. The timescale of this development compounds the problem further. At Berkeley Homes' known build-out rate of 50-60 homes per year, and with a further estimated 200 units yet to be built elsewhere, construction on this site would extend over 20 years. A planning authority is only legally obliged to demonstrate a five-year housing land supply - yet approving this application would effectively hand a single developer a 20-year land supply in this location. Locking up this land for two decades since one developer's build-out capacity is not a sound or proportionate use of the planning system. When Berkeley Homes applied for 1,500 homes on this same site in 2022, Horsham planning officers concluded the cumulative infrastructure impact was one of the key

reasons the application was unacceptable. That application was withdrawn in February 2023. The infrastructure position has got worse since then, not better - yet Berkeley Homes is now asking for 1,000 homes with no better evidence.

The water supply has been struggling for years to cope with the existing number of homes let alone the proposed increase.

The provision of land for schools does not guarantee school places. It is a ploy by Berkeley Homes to make the plan more acceptable, however, schools are only built if the education authority provides funding for the schools to be built. There is no guarantee that that funding will be forthcoming. There needs to be infrastructure before expansion.

The roads in and around the village are under far too much strain to cope with an increase of so many vehicles. There are already unsafe. School drop off and pickup present a big increase in traffic as it is. Such high volumes of traffic could cause pollution issues. It already takes twenty minutes to drive 1 mile in to Horsham town centre in the mornings and 45 minutes to reach the nearest Hospital which is either Redhill, Worthing or Haywards Heath if the traffic is light. These services are overstretched as it is.

Recent flooding highlighted just how much the clay in the area has an effect on the land. Homes built on these open spaces not only serve to exacerbate this issue but could leave many home owner with problems caused by building on such land.

The management of sewerage is already a huge problem for Southern Water who have demonstrated their total ineptness through the vast amount of untreated sewerage released into rivers and the sea. This has devastated the environment and presents a great danger to the environment.

Development of the area has already presented problems with crime and this would only get worse if the village expands further,

Southwater has had enough development. It has been targeted for years now and enough is enough.

I ask that the Berkeley Homes 1,000-home proposal be refused until a full, independent cumulative infrastructure assessment covering all committed and proposed Southwater development has been completed and published.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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