

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 March 2026 16:56:32 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 22/03/2026 4:56 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: 6 Leeds Close Southwater Horsham West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Other
- Overdevelopment

Comments:

1. I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that it is a developer-led scheme with no credible independent planning justification, and that its inclusion in the Local Plan appears to reflect developer lobbying rather than genuine community need.

2. I ask that the Berkeley Homes 1,000-home proposal be refused until Berkeley Homes has committed in writing to fund and deliver a fully safe, grade-separated pedestrian and cycle crossing of the A24 as a condition of any permission.

3. I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because at this scale, it does not extend the village - it fundamentally transforms it. Southwater is a village. That is what it is and what residents chose to live in. The open farmland to the northwest - 141 hectares, the equivalent of roughly 200 football pitches - currently forms a natural transition between the village edge and the open Low Weald countryside. Once it is built over, that countryside is gone permanently. A development of 1,000 homes is not a modest expansion. Combined with the 800 homes already approved at the Golf Club site and 350 at Broadacres, Southwater would be adding more than 2,000 homes in a single generation. That transforms a large village into a small town - irreversibly. The scale of this proposed development vastly exceeds anything Southwater was designed to absorb. It is not an extension of an existing settlement; it is being dumped on top of one.

a. Personally i am already impacted by the development of my golf course to 800 houses, this is nothing short of environmental vandalism destroying country side and eradicating the resident wildlife, the extra 1000+ buildings will only make it worse. I feel that after living here my family will be forced to move elsewhere to maintain the quality of life we have experienced in Southwater.

b. There are not enough secondary school places now for Southwater children. This will only make it worse as there is no legal binding for developers to provide schools and other needed infrastructure. Doctors, Dentists etc

Kind regards

Telephone:

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