

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 13:45:18 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 26/03/2026 12:45 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: 1 Fletchers Southwater

Comments Details

Commenter Type: Member of the Public

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:

I am writing to object to the proposals for 1000 houses to be built in Southwater.

This application directly contradicts the Southwater neighbourhood plan, is simply too big, and takes no consideration of existing issues with water supply, NHS capacity, road capacity and accompanying infrastructure.

Currently Berkeley Homes are building in the south of the village, however this development has still not yet been completed. How can planning permission to be granted until the previous development has been completed?

In addition, two areas of irreplaceable ancient woodland are immediately adjacent to these proposals and are direct risk. According to planning rules, development that would damage an ancient woodland must be refused unless holy exceptional circumstances exist, which they do not. No independent assessment of the impact on these Woodlands has been submitted by Berkeley Homes.

Granting planning permission for these proposals to build 1000 homes in Southwater would change the village forever, it is simply too big

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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