

From: Planning@horsham.gov.uk
Sent: 24 March 2026 19:05
To: Planning
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 24/03/2026 7:04 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: Coombedale Two Mile Ash Road Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Other
- Overdevelopment
- Trees and Landscaping

Comments: I am objecting to planning application number DC/26/0366 for the following reasons

As a resident of Two Mile Ash Road, I am disheartened that, yet another planning application has been submitted by Berkeley Homes. It is abundantly clear this once small village and surrounding area does not need or want further development as was borne out in the

previously withdrawn planning application for 1500 homes which Horsham Council also concluded was unacceptable. With a further 1150 new homes committed in & around Southwater already, let alone the considerably larger number of new homes committed in the surrounding areas such as Broadbridge Heath, Barns Green, Billingshurst, North Horsham, Horsham Novartis site, Crawley Land West Of Ifield, Land west of Warnham and so on, it begs the question as to why is yet another application has been submitted for consideration when there are still approved developments yet to be built or completed, this cannot be down to a shortage of housing stock (particularly locally) when there is still a vast amount of unoccupied property and brownfield sites not being utilized, both locally and throughout the UK

Our precious countryside, once considered sacrosanct, is now under threat, with little regard for the wildlife that calls it home. No number of surveys, reports, or justifications can excuse or mitigate the scale of destruction, displacement, and loss of life this development will cause. In addition, planning law is clear: the impact on protected wildlife must be properly assessed BEFORE planning permission can be granted. It cannot be deferred to a later stage. This is not a technicality - it is a fundamental safeguard designed to prevent irreversible harm to wildlife being done first and assessed second.

Ancient woodland is exactly that - ancient. It cannot be recreated, nor can it be protected from the long-term damage caused by changes to the surrounding habitat.

I also do not believe that Berkeley Homes can demonstrate a genuine 10% biodiversity net gain on this site. Simply purchasing biodiversity offsets elsewhere suggests a lack of regard for biodiversity at the Southwater site itself, and amounts to little more than a box-ticking exercise to meet requirements.

It is already clear that climate change is impacting us all, as evidenced by water shortages in the summer due to reduced available water in reservoirs & rivers etc - and widespread local flooding in the winter. Undeveloped/natural land plays a vital role in managing rainfall, allowing water to soak into the ground, recharge aquifers, and be released gradually over time. Development replaces this with hard, often impermeable surfaces that prevent natural absorption, increasing surface runoff, reducing groundwater replenishment, and disrupting the land's natural ability to manage both heavy rainfall and periods of drought. Even where water is captured or redirected, this is no substitute for the complex and balanced processes of an undisturbed landscape.

This development will inevitably place additional pressure on water supply, usage, and drainage systems, further affecting surrounding land and the thousands of residents already struggling with these extremes. Many already face water shortages and restrictions in the summer, alongside flooding in the winter, as well as increasing strain on local sewerage treatment systems such as Barns Green Waste Water Treatment Works with discharges frequently occurring into nearby watercourses such as Par Brook. Barns Green has already been subjected to recent developments by Berkeley Homes & latterly Sigma Homes and further developments are proposed by Miller Homes for a further 68 homes, this small treatment plant cannot cope with the existing and proposed developments in Barns Green let alone a 1000 home development at Southwater, and how is it anticipated that the sewerage would actually reach that treatment plant which is some miles away from the proposed Southwater development ?

Our water and sewerage infrastructure simply cannot cope with the added demand placed on services that are already operating beyond capacity, impacting not only the immediate area but much wider communities.

On the basis of my objections above I urge the council to reject this planning application

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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