

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 March 2026 13:17:34 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 09/03/2026 1:17 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: 87 Bluecoat Christ's Hospital Horsham

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
- Trees and Landscaping

Comments:

I am writing to formally lodge my objection to the proposed development of 1,000 new homes in Southwater by Berkeley Homes. As a local resident, I am deeply concerned that this proposal, alongside the 800 dwellings already approved at Horsham Golf Course, represents an unsustainable 40% population surge that the village is not equipped to handle.

My objections are based on the following critical points:

Infrastructure & Services: There is no evidence of a credible plan to expand core services. Our schools, GP surgeries, and dental practices are already at capacity. An influx of this magnitude will cause a total breakdown in local healthcare access and emergency service response times.

Traffic & Safety: Worthing Road already handles 800 cars per hour. Adding thousands of additional daily car journeys without significant highway improvements will lead to gridlock and dangerous "rat runs" through quiet residential streets.

Water Scarcity & Flooding: Given recent supply failures in the region and the lack of a water resilience plan, adding 1,000 homes is irresponsible. Furthermore, the loss of natural drainage on this greenfield site will significantly increase the risk of flooding for existing properties.

Environmental Impact: This development will result in the permanent loss of vital farmland and biodiversity. The destruction of this green space will have a detrimental effect on the physical and mental wellbeing of the community.

These plans appear vague and lack the necessary detail to mitigate these profound risks. I urge the Planning Committee to reject this proposal in favour of more sustainable, infrastructure-led development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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