

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 20:34:11 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 8:34 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 Roberts Close Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I wish to object to the proposed development of 1,000 homes by Berkeley Homes on land to the north-west of Southwater. My concerns are set out below:

1. Conflict with the Neighbourhood Plan

The scale of this proposal is clearly at odds with the Southwater Neighbourhood Plan, which was approved by residents in a referendum in 2021.

That Plan identified a housing range of 420-460 dwellings for the village, reflecting what the community considered to be an appropriate and sustainable level of growth. The current proposal more than doubles that figure, representing a very substantial departure from what has been formally agreed.

Neighbourhood Plans form part of the statutory development plan, and proposals that conflict with them should not normally be supported. In this case, no convincing justification has been presented to explain why such a significant increase should be accepted.

Public opposition to this application also indicates that local views have not materially changed since the Plan was adopted.

2. Impact on Infrastructure and Services

Southwater is already experiencing significant development, and the cumulative impact of this has not been properly addressed.

There are currently around 350 homes being built at Broadacres, along with approximately 800 homes approved at the former Horsham Golf Club site. This level of growth is already considerable, and adding a further 1,000 homes would place extreme pressure on local infrastructure.

Services such as GP provision are already stretched, with residents finding it difficult to access appointments. The area's distance from major hospitals also raises concerns about emergency response times as the population increases.

Local roads are another concern. Congestion is already an issue at certain points, including around Roberts Close, and additional traffic from a development of this size would inevitably worsen the situation.

The proposed build rate also raises concerns, as development could continue for decades. This prolonged timescale is not

consistent with the need for timely and balanced housing delivery.

3. Risk to Ancient Woodland

The proximity of the site to ancient woodland, including Courtland Wood and Smith's Copse, is a serious concern.

Ancient woodland is a highly protected and irreplaceable habitat. Even if the development avoids direct loss, indirect impacts-such as changes to drainage and groundwater patterns-can cause long-term damage.

Given the scale of engineering works likely to be required, particularly on clay soils, there is a real risk that the surrounding woodland could be adversely affected. This type of harm cannot be undone and should be given significant weight in the decision-making process.

4. Harm to Landscape Character

Southwater benefits from its setting within open countryside, with long views across the Low Weald.

A development of 1,000 homes on this site would introduce a large urban extension that would be widely visible and would significantly alter the character of the area. The sense of openness that currently defines the village would be reduced.

This impact needs to be considered alongside other developments already taking place around Southwater. At present, there does not appear to be a full assessment of how all these schemes together will affect the wider landscape.

Protecting landscape character is an important planning consideration, and this proposal does not appear to respect that.

Conclusion

For the reasons outlined above, I believe this proposal represents an inappropriate scale of development in this location and would have unacceptable impacts on the community and environment.

I therefore respectfully request that the application be refused.

Kind regards

Telephone:

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