

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 March 2026 16:00:33 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 17/03/2026 4:00 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: 13 Barnes Wallis Avenue Christs Hospital

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

- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because no proper assessment has been made of the combined impact of all the growth Southwater is already absorbing. Southwater is not starting from zero. Approximately 350 homes are already under construction at Broadacres. Around 800 more have planning permission at the Horsham Golf Club site. That is already around 1,150 new homes committed before Berkeley Homes has built a single house.

Adding 1,000 more brings the total to over 2,150 new homes - more than doubling the number of households (AVERAGE OF NEARLY 1000 MORE CHILDREN) in a village whose roads, schools, doctors' surgeries and sewage system were not built to cope with growth at this scale. No one has carried out an assessment of what all this growth means for Southwater's infrastructure together. Berkeley Homes has assessed only its own proposal in isolation - ignoring the 1,150 homes already in the pipeline. That approach is not good enough. The timescale of this development compounds the problem further. At Berkeley Homes' known build-out rate of 50-60 homes per year, and with a further estimated 200 units yet to be built elsewhere, construction on this site would extend over 20 years. A planning authority is only legally obliged to demonstrate a five-year housing land supply - yet approving this application would effectively hand a single developer a 20-year land supply in this location. Locking up this land for two decades since one developer's build-out capacity is not a sound or proportionate use of the planning system. When Berkeley Homes applied for 1,500 homes on this same site in 2022, Horsham planning officers concluded the cumulative infrastructure impact was one of the key reasons the application was unacceptable. That application was withdrawn in February 2023. The infrastructure position has got worse since then, not better - yet Berkeley Homes is now asking for 1,000 homes with no better evidence. THEY SHOULD NOT BE ALLOWED TO TRY AGAIN!!!

Anyone who lives in Southwater knows how hard it is to get a GP appointment. The surgeries serving the village are already under serious pressure from the population that is already here - let alone the 1,150 new homes already approved and under construction. The situation is not simply one of physical capacity: the local surgery appears to have room to accommodate additional GPs but is currently unable to recruit them. Approving 1,000 more homes does nothing to solve a staffing crisis that the NHS itself has not been able to resolve. Access to NHS dentistry in the area is also severely constrained, with many residents unable to register with any NHS dentist at all. Southwater is also geographically isolated from the main hospitals. As a result, ambulance response times for our area are among the worst in the whole of Sussex. Adding over 2,000 more homes will put even

greater pressure on emergency response capacity. NHS England has not confirmed that primary healthcare capacity exists or can be funded to serve the additional population from Berkeley Homes' proposal. There is no costed, legally secured plan for a new GP surgery or expansion of existing facilities. 'We will work with the NHS to address this' is not a plan - it is a hope. Previous large Southwater developments came with promises of community infrastructure that did not materialise on time, or at all. Residents have already been let down once.

Southwater has no railway station. Christ's Hospital station - the nearest - is remote from the village, served by infrequent trains and has no meaningful car parking. The bus service is sparse and does not serve newer housing estates. There is no viable cycling or walking route across the A24 dual carriageway or the railway line that separates Southwater from Horsham town centre and the district's main employment areas. The result is that every new Southwater resident will need a car for virtually every significant journey. This is not a lifestyle choice - it is a geographical fact. HDC's own Local Cycling and Walking Infrastructure Plan (2020) confirms that the A24 and railway are hard physical barriers that cannot realistically be crossed on foot or by bike. Southwater has very limited employment of its own. People who move here for work will commute by car, adding daily vehicle movements to roads that are already at capacity. This is the opposite of the sustainable development that planning rules require. The question of where new residents will look for services and schools deserve scrutiny. Berkeley Homes' supporting documents suggest a school linkage with the Horsham Golf Club development, but this connection has not been made sufficiently clear by the applicant. It is also unclear whether the Golf Club development is looking to Southwater more broadly for other services and infrastructure - or whether, in practice, residents of both developments will look to Horsham for schools, healthcare and employment rather than to Southwater at all. If the latter is the case, it further undermines the case for locating large-scale development here: new residents will not be served by Southwater's limited facilities, they will simply add to the traffic burden on routes into Horsham. Berkeley Homes' proposal includes aspirational commitments to bus services and cycle routes - but these are not funded, not contracted, and not enforceable. Aspirations are not infrastructure.

Courtland Wood and Smith's Copse sit immediately alongside the proposed development site. Both are designated ancient woodlands - habitats that have existed continuously for over 400 years. Under national planning law, ancient woodland has near-absolute protection. It cannot be recreated. It cannot be compensated for by planting trees elsewhere. Once damaged, it is gone.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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