

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 March 2026 16:19:33 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 15/03/2026 4:19 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: Dumgoyne New Road Southwater

Comments Details

Commenter Type: Neighbour

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 objecting to the Berkeley Homes proposal to build 1,000 homes on farmland northwest of Southwater and detail below my main objections and comments on the proposal.

Overdevelopment

Southwater is a village and that is what we, the residents, chose to live in. The Berkeley's proposal to build 1000 homes is more than double what Southwater's Neighbourhood Plan (420 - 460 homes) allows. A development of the size of this proposal together with the 800 homes already approved at the Golf Club site and 350 at Broadacres will change the character and rural setting of the village forever. What was once a village surrounded by fields, which are used for agriculture, and open green space, which currently nurtures lots of wildlife, will be changed into a small town with concrete paths forever.

In addition, as far as I am aware, there is no "proven" local need for additional housing in Southwater as the village does not have its own big employment opportunities and the proposal therefore is being led by the developer and not the needs of the area.

NHS and healthcare infrastructure

Those of us living in Southwater and registered with the local GP surgery already experience long waiting times to get a GP appointment and the nearest emergency hospitals are an undesirably long distance away. There is no allowance in the Berkeley proposal to provide the necessary community infrastructure in the village to cater for the occupants of an additional 1000 homes (in addition to the other new-build homes already approved) and, therefore, the proposal should be refused until we have it confirmed that funded primary healthcare has been approved to serve the increased population of the village/town.

Local road network

Worthing Road which is the main route in and out of Southwater for most journeys is already struggling to cope with the amount of traffic at peak times; as is the Hop Oast roundabout which would be one of the main access points into the Berkeley Homes development.

The building of another 1000 new homes - plus the access route to the proposed site for travelling people - will severely impact on the already grid-locked access routes mentioned above. The proposed new schools at which children from outwith Southwater will be dropped off and collected from at peak times will also add to the increased flow of traffic in and out of the village. We, the "current" residents of Southwater, will be the people most affected by the increased traffic on our roads.

Water Supply Provisions

I realise that the Water Neutrality requirements as a Planning consideration have now been withdrawn by the Council but surely the Council will have to be satisfied that any proposed major housing and schools' development will comply with current Building Regulations in connection with the required water provisions - especially in areas, such as this, which are susceptible to frequent periods of drought.

I would request that the Berkeley homes proposal be refused until an independent survey in respect of the above has been concluded.

Consideration of brownfield sites ahead of the removal of farmland

As mentioned above, Southwater village has already well exceeded its own community plan, in terms of house numbers, with the approved construction of the site at Horsham Golf Club and at Broadacres. This further 1000 homes takes the total figure to four times the Neighbourhood Plan number. I believe that Southwater has already contributed more than its fair share and that the housing needs of the District should be met by initially looking at brownfield sites.

I would suggest that brownfield land in the District should be considered for development ahead of any new development, like the Berkeley proposal, which is going to remove our farmland and green spaces for ever.

Impact on wildlife

Last but not least, building on the site proposed by Berkeley - which will replace the farmland and green spaces with concrete - is going to adversely affect the wildlife in the area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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