
From: Planning@horsham.gov.uk
Sent: 14 March 2026 12:52
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 14/03/2026 12:51 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 Wealdon Close Southwater Horsham West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Other
- Overdevelopment
- Trees and Landscaping

Comments: Re: Objection to Planning Application DC/26/0366 - Land North West of Southwater

Dear Mr Porter,

I am writing as a Southwater resident to strongly object to this planning application. I have

looked carefully at the information submitted, as well as the many comments already made by other residents, and I believe this development would cause long lasting and irreversible harm to our village. My reasons are set out below in plain and personal terms.

1. Our Neighbourhood Plan Is Being Ignored

In 2021, Southwater residents voted for a Neighbourhood Plan that set a clear limit of around 420-460 new homes. This proposal alone wants 1,000, on top of the 1,150 homes already approved at Broadacres and the Golf Club site. Southwater would more than double in size in a very short period. This goes completely against what local people agreed for our community.

2. The Roads Can't Cope With This Much Extra Traffic

The A24 and Hop Oast roundabout are already at breaking point at peak times. This isn't just opinion - it's in the council's own evidence. Adding traffic from 1,000 extra homes, a school, employment units and shops will cause gridlock, more rat running through the village, and dangerous conditions for walkers and cyclists.

The plans for the secondary school also assume children can walk or cycle across the A24 dual carriageway, even though there is no safe crossing. This is a serious safety concern.

3. Local Services Like Dentists and Doctors Are Already Full

Getting a GP appointment in Southwater is already extremely difficult. Local surgeries are unable to recruit enough staff even for existing residents. Access to NHS dentists is almost impossible. Ambulance response times in our area are among the worst in Sussex. Adding potentially 2,500-3,000 more residents without secured, funded, and deliverable healthcare provision will push services beyond breaking point. There is no guaranteed plan to fix this - only vague promises.

4. We Don't Have the Water or Sewage Capacity for This

Southern Water has openly admitted that sewage treatment at Barns Green needs upgrading and that this will take at least 24 months, possibly more. Approving homes before the upgrade risks sewage entering watercourses, especially given Southern Water's well documented failures in recent years.

We also live in a water stressed area, where even the council's own water use calculations are out of line with Southern Water's real data by around 21%. Removing "water neutrality" didn't create more water - it only removed the rule. Nothing has changed physically.

5. The Area Already Floods - This Will Make It Worse

The entire site sits on Weald Clay, which barely absorbs water. With 1,000 homes' worth of roofs, driveways and roads, the run off will increase dramatically. Residents already experience waterlogged gardens and flooded paths during heavy rain. Without independently verified drainage plans, this development risks serious increases in flooding for people living nearby.

6. The Ancient Woodland Next Door Could Be Damaged Forever

Courtland Wood and Smith's Copse are irreplaceable ancient woodlands. Even if the buildings don't touch them, the huge drainage works, ponds and ground water changes could quietly kill trees over time. This is a real risk on clay soils - but no independent hydrological assessment has been provided. Once ancient woodland is damaged, it is permanently lost.

7. Wildlife Will Lose Out, Not Gain

The law requires a 10% biodiversity net gain, but on this type of clay site, with so much land needed for drainage, it is very unlikely that genuine habitat improvements can be achieved locally. The developer may rely on "credits" somewhere far away. That means Southwater loses wildlife habitat while the paperwork technically shows a gain elsewhere.

8. Build on Brownfield Sites First - Not Our Last Green Fields

Horsham District has 827 potential homes on brownfield land, including large sites like the former Novartis factory. Many of these sites have sat undeveloped for years. It makes no sense to destroy 141 hectares of working farmland - some of the last green space and walking land we have - while brownfield sites remain unused.

9. No One Has Looked at the Total Impact of All This Building

Southwater already has 1,150 homes in the pipeline. Adding 1,000 more takes us to over

2,150 new homes. Despite this, no proper cumulative assessment has ever been done of the impact on roads, flooding, schools, healthcare, landscape, or wildlife. On top of that, Berkeley's build out rate means the site could take 15-20 years to complete - dominating local development and disruption for two decades.

10. Clean Soil Doesn't Make the Development Acceptable

While the soil tests show the land is not contaminated, this does not change the fact that the development is in the wrong place, on the wrong scale, and with major unresolved risks to infrastructure, nature and village life.

Final Request

For all of these reasons - the scale, the traffic dangers, the lack of infrastructure, the environmental risks, and the total disregard for our Neighbourhood Plan - I strongly urge Horsham District Council to refuse planning application DC/26/0366.

If the Council is not minded to refuse, then at the very least the application must be paused until independent assessments and legally binding commitments are provided for water, sewage, highways, flood risk, and ancient woodland protection.

Yours faithfully,

[Redacted Signature]

Southwater Residents

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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