

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 March 2026 09:33:52 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 19/03/2026 9:33 AM.

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: 8 Kensett Avenue 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 strongly object to the new plans submitted by Berkeley. The village does not have the infrastructure to support an additional 1,000 homes. This affects every part of community life, including the capacity of our GP surgery, local schools and the already poor condition of Worthing Road. Adding around 1300 more vehicles will only make these issues worse.

We also have not yet seen the impact of the next phase of the Broadacres development, which has not even begun. Approving further development before understanding the effects of what is already planned will compound existing pressures and strain the village even further.

Kensett Avenue is already used as a rat run. The proposed entrances will push even more traffic through the current development. There will also be a knock-on effect on the stretch of Worthing Road near the Bear, especially by the new exit on Two Mile Ash Road.

Traffic through the village is already heavy. Using the two crossings by the petrol station feels unsafe with current vehicle volumes. Adding more than 700 further vehicles will increase that danger. The plans do not adequately address road safety concerns.

The development will also remove a large area of valued green space that residents use throughout the year. This will harm the character and appearance of the village, which is one of the main reasons people choose to live here. The loss of hedgerows across the site will also damage local wildlife habitats.

There is also a real risk of increased flooding. The stream at the bottom of Bonfire Hill already floods due to surface water running off the fields. Building 1,000 homes on soft ground will increase hard surfaces and raise the risk of flooding for surrounding areas.

For these reasons, I believe the proposed development is unsuitable, unsafe and harmful to the character of the village and the wellbeing of its residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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