

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 April 2026 15:49:10 UTC+01:00
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 12/04/2026 3:49 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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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: 37 York Close Southwater

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
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I object to the Berkeley Homes proposal to build 1,000 homes on farmland northwest of Southwater.

This scale of development is more than double what the Neighbourhood Plan set out, and it would lead to a significant increase in traffic in an area that is already heavily car-dependent. I am particularly concerned about the proposed access from Two Mile Ash Road, which would see a substantial rise in traffic along a route that is not designed to handle it.

The development would also result in the loss of ancient woodland and important wildlife habitats. It risks worsening local drainage issues, placing further pressure on already stretched water resources and local amenities.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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