

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 April 2026 16:50:46 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 13/04/2026 4:50 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: 43 Roman Lane Home Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I strongly and wholeheartedly object to this proposal for reasons of overcrowding and overdevelopment of Southwater.

My father moved to this village 35 years ago and it no longer resembles a village at all. I moved here 4 years ago and enjoy many of the developments such as the Downslink, the Sports Club and the amenities now available in Lintot Square which were not here when my family first moved. The village is now relatively self-sufficient with easy access to the local town when needed. Public transport is easy and inexpensive.

We moved here to enjoy a quieter life with less noise, light and air pollution. I comment every single day about the beauty of hearing birds instead of traffic, and being able to look up and see stars at night. My son can ride his bike without fear of traffic.

The overdevelopment that has already occurred has made the village a lot less safe. I now feel unsafe walking my dog at night due to increased crime in the area. We experience vandalism in the local beauty spot and attacks on wildlife.

Several businesses in the village have struggled with many of them changing hands multiple times in the short time I have lived here. Many houses are up for sale and cannot be sold due to the area becoming less desirable due to the overdevelopment.

I also object to the claims by Berkley Homes that they already delivered on infrastructure development ahead of 50% occupancy of a previous development. This was simply a refurbishment of an existing facility and the less than 50% occupancy was potentially due to their inability to sell incredibly expensive properties. The homes they are building are simply not affordable for the market they are supposedly aiming at. The issue of a secondary school desperately needs addressing, but not with the addition of a further 1,000 dwellings.

I must also raise huge concerns over the addition of traveller settlements. I come from an area with a large traveller settlement and can attest to the many issues that come along with this. The visiting travellers creating issues at local businesses, the litter, the lack of respect and care for the local area... I lived alongside settled travellers and it was rarely them causing issues, but the Introduction of a settlement encourages those still travelling to visit. Anyone who has lived near a similar settlement will know.

We are already experiencing increased crime and antisocial behaviour in the village and we don't have the police presence to

manage it.

The primary schools are currently undersubscribed and the school community has become fractured and strained with reduced funding. This proposal does nothing to address this. The previous housing development did not help as younger families simply could not afford the majority of the homes.

Many of the homes on the existing developments (Broadacres and Mulberry Fields) are already up for resale and residents are struggling to sell them.

Roads are less safe
Businesses are struggling already
School is needed irrespective of new housing
Crime is already increasing without police support
Homes aren't selling.

This proposal is not necessary and doesn't address the issues in the village. It only adds to them!

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton