

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 April 2026 21:09:59 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 07/04/2026 9:10 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: Walnut Cottage, Great House Farm 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
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes on farmland northwest of Southwater. Southwater residents voted in a democratic referendum in June 2021 to approve a Neighbourhood Plan that set a clear and legally binding limit on new housing in the village - between 420 and 460 homes. That was agreed through a proper community-led process. Berkeley Homes is now proposing more than double that number - 1,000 homes. This is not a slight overshoot. It is a 117% breach of the limit that residents themselves set. National planning rules state clearly that where a proposal conflicts with the current and in-date Neighbourhood Plan, planning permission should not normally be granted. The Southwater Neighbourhood Plan is recent, legally adopted, and carries full weight. Berkeley Homes has provided no independent evidence to justify overriding a community plan that was voted for by local people just five years ago. Housing planners may state that the plan is "out of date" being 5 years old but an online petition against this proposal has already attracted over 3000 signatories so the community sentiment back in 2021 is still current.

Local GP surgeries, dentists, schools, nurseries are already at capacity. This plan suggests new amenities but Berkely Homes doesn't actually plan to build any of them, that will be the council and there's no money to build these. Add 1000 more homes to the already struggling village services and they won't cope.

The local roads are also at capacity, full of potholes and needing a lot of work - funding required from the council, add in 1000 more homes with 2 cars at least per household will put a huge pressure on the infrastructure that is already struggling. The local schools and nurseries have no parking and drop off/pick up times create carnage and queues through the village. As a parent it is a very stressful experience trying to cross the road or park to drop off.

This is important rural land that is used for agriculture, where are farmers supposed to grow crops or feed animals if we keep building on every green field. Farmers are essential to keeping this country fed, and building on rich agricultural land is a tragedy.

Likewise, this land is home to ancient woodlands, all of which will be destroyed. The nature and wildlife will be displaced even more than it already is, future generations won't know what nature is in Southwater with all the building.

The land is susceptible to flooding, where will the excess water go if you build on it? On the flipside, in summer we experience drought and hosepipe bans, how will there be enough water for

1000 more homes?

The agricultural buildings have bats nesting in them, it is illegal to disturb them, another reason why the new amenities will not get built and are an empty promise. The village will be completely overwhelmed with this amount of homes, barely any of which will actually be affordable.

I beg you not to build on this beautiful, agricultural, natural land.
Please keep Southwater green and a village.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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