

From: Planning@horsham.gov.uk
Sent: 23 March 2026 11:32
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 23/03/2026 11:31 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: Braclea New Road Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: Other. Infrastructure. I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because no proper assessment has been made of the combined impact of all the growth Southwater is already absorbing. Southwater is not starting from zero. Approximately 350 homes are already under construction at Broadacres. Around 800 more have planning permission at the Horsham Golf Club site. That is already around 1,150 new homes committed before Berkeley Homes has started with this new application. Adding 1,000 more houses brings the total to over 2,150 new homes; more than doubling the number of households in a village whose roads, schools, doctors' surgeries and sewage system were not built to cope with growth at this scale. No one has carried out an assessment of what all this

growth means for Southwater's infrastructure together. Berkeley Homes has assessed only its own proposal in isolation; ignoring the 1,150 homes already in the pipeline. That approach is unacceptable. The timescale of this development compounds the problem further. At Berkeley Homes' known build-out rate of 50-60 homes per year, and with a further estimated 200 units yet to be built elsewhere, construction on this site would extend over 20 years. A planning authority is only legally obliged to demonstrate a five-year housing land supply; yet approving this application would effectively hand a single developer a 20-year land supply in this location. Locking up this land for two decades since one developer's build-out capacity is not a sound or proportionate use of the planning system. When Berkeley Homes applied for 1,500 homes on this same site in 2022, Horsham planning officers concluded the cumulative infrastructure impact was one of the key reasons the application was unacceptable. That application was withdrawn in February 2023. The infrastructure position has got worse since then, not better; yet Berkeley Homes is now asking for 1,000 homes with no better evidence. I ask that the Berkeley Homes 1,000-home proposal be refused until a full, independent cumulative infrastructure assessment covering all committed and proposed Southwater development has been completed and published. In addition, I am objecting on the grounds that NHS and healthcare infrastructure is already overwhelmed, and no plan exists to expand it. Anyone who lives in Southwater knows how hard it is to get a GP appointment. The surgeries serving the village are already under serious pressure from the population that is already here, let alone the 1,150 new homes already approved and under construction. The situation is not simply one of physical capacity: the local surgery appears to have room to accommodate additional GPs but is currently unable to recruit them. Approving 1,000 more homes does nothing to solve a staffing crisis that the NHS itself has not been able to resolve. Access to NHS dentistry in the area is also severely constrained, with many residents unable to register with any NHS dentist at all. Southwater is also geographically isolated from the main hospitals. As a result, ambulance response times for our area are among the worst in the whole of Sussex. Adding over 2,000 more homes will put even greater pressure on emergency response capacity. NHS England has not confirmed that primary healthcare capacity exists or can be funded to serve the additional population from Berkeley Homes' proposal. There is no costed, legally secured plan for a new GP surgery or expansion of existing facilities. 'We will work with the NHS to address this' is not a plan - it is a hope. Previous large Southwater developments came with promises of community infrastructure that did not materialise on time, or at all. Residents have already been let down once. Approving 1,000 more homes based on promises is not acceptable. I ask that the Berkeley Homes 1,000-home proposal be refused until NHS England has formally confirmed that funded, deliverable primary healthcare provision exists to serve the combined population increase from all committed Southwater developments. This directly affects me as a Southwater resident [REDACTED]

[REDACTED]. An increase in housing will most definitely put more pressure on our valuable NHS services and this is not acceptable. In addition, I have not been able to secure a same day appointment [REDACTED] at my GP practice because they do not have any available appointments. In addition, I am objecting on the grounds that water scarcity is a real, unresolved infrastructure constraint and the removal of the formal water neutrality planning condition has not changed the physical facts on the ground. In October 2025, Horsham District Council announced that the 'water neutrality' requirement (which had paused large housing developments in this area for several years) had been lifted. This has been used to suggest the water supply problem is solved. It is not. Removing a planning rule does not create more water. It simply removes the formal mechanism that required the problem to be addressed before building proceeded. The Sussex North Water Supply Zone, which serves Southwater, is a designated water-stressed area. Southern Water has itself confirmed that cumulative housing growth in this zone creates risks to its ability to sustainably manage groundwater abstraction at Hardham. The physical constraint has not gone away, it has been administratively set aside. The 2025 drought was the worst in over 130 years. Hosepipe bans were imposed. The Environment Agency confirmed England needed a full winter of above-average rainfall to recover, which did not happen. England already faces a projected water deficit of nearly 5 billion litres per day by 2050, with Sussex among the worst-affected regions. We also have direct local evidence that the water supply for Southwater is already under strain. Residents on the recently built Berkeley Homes Broadacres estate (a development on the same side of the village) have had to remove water-saving flow restrictors from their taps and showers because they were not getting enough water pressure or volume for basic daily needs. This is happening now, before 1,000 more homes are added. In addition, Horsham District Council's own water demand

monitoring is misaligned with Southern Water's published consumption figures by 21%. This means the official planning calculations used to argue that water supply is adequate are themselves unreliable. I ask that the Berkeley Homes 1,000-home proposal be refused until an independent hydrogeological assessment (not a Southern Water self-assessment) has confirmed that potable water supply in the Sussex North Water Supply Zone is sufficient and sustainable for 1,000 additional Southwater homes across all weather conditions, including drought years. This affects me directly as a Southwater resident as I have experienced reduced water pressure to my property on several occasions over the last few years.

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