

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 March 2026 11:01:36 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 18/03/2026 11:01 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: 9 fletchers Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I write to object to this planning application.

This proposal must be refused because it directly and fundamentally conflicts with the adopted Southwater Neighbourhood Plan on the number of homes allowed.

It is simply far, far too big, and judging by the current rate of delivery of the Berekley Broadacres site in Southwater will take approx. 15/20 years to complete!

Berkleys have still not completed the last phase of approved housing at the Broadacres site - this must be completed before any further developments are approved by HDC.

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.

The Berkeley Homes 1,000-home proposal should be refused until an independent 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.

We know there is simply not enough water to sustain this proposed development.

The Berkeley Homes 1,000-home proposal should be refused on the grounds that the site is car-dependent, Southwater does not have a railway station - with no credible prospect of genuinely sustainable travel alternatives being delivered.

Berkeley Homes 1,000-home proposal should be refused until Berkeley Homes has committed in writing to fund and deliver a fully safe, grade-separated pedestrian and cycle crossing of the A24 and safe walking route/cycle route into Horsham as a condition of any permission. This should have been a stipulation of the last planning permission granted to Berkleys when Broadacres was approved.

The Berkeley Homes 1,000-home proposal be refused until a fully independent assessment of the impact on Courtland Wood and Smith's Copse has been carried out and published.

Indeed The Berkeley Homes 1,000-home proposal be refuse until fully independent, comprehensive wildlife surveys covering the entire site have been completed, published, and independently assessed.

Finally, Berkeley Homes 1,000-home proposal should refused on the grounds that it will cause permanent and unacceptable harm to the landscape character and rural setting of Southwater village.

Thank you for taking note of my comments.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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