

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 23:27:10 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 26/03/2026 10:27 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the high-way) 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: Praters Two Mile Ash Road Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments:

I fundamentally object to the Berkeley Homes proposal to build 1000 homes to NW of Southwater.

The development proposal pays no regard to Neighbourhood Plans (NP) and appears to remove the gap, merging Southwater and Christs Hospital. They are currently distinct and separate settlements and once allowed to proceed, the open land and woodland between them would be built over resulting in a permanent and irreversible loss. Two other nearby developments are currently underway: Broadacres 350 houses now being built and Horsham Golf Club development a further 800 houses approved. The local community need for an additional 1000 houses has not been proven - and profits will only benefit a small number of landowners and the developers - not Southwater residents.

Local roads and general infrastructure are already struggling to cope and an additional 1000 houses with significant car requirement will impact even further. Public transport and medical provision including GP surgeries are in short supply and ambulance response times to nearest hospitals are poor. Water scarcity as demonstrated by last year's hot summer combined with already failing sewage system are further critical aspects that haven't been addressed. Removing water neutrality restrictions has equally not resolved the underlying problem and Berkeley Homes have not undertaken adequate or robust analysis to ensure the viability of the expansion.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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