

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 March 2026 14:15:21 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 13/03/2026 2:15 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 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 Courtlands Sothwater Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- 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 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 built a single house. Adding 1,000 more 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.

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.

Also the local road network is already at breaking point and this development will make it far worse.

The A24, which is the only realistic route in and out of Southwater for most journeys, is already at or beyond capacity at peak times. This is not residents' opinion - it is confirmed in Horsham District Council's own evidence base.

The Hop Oast roundabout, which would be one of the main access points for the Berkeley Homes development, is already at capacity according to the Council's own figures - and this is before a single Berkeley Homes home is built. Adding 1,000 new homes, alongside the 800 already approved at the Horsham Golf Club site, would bring 1,800 new car-dependent households through this single junction.

Adding 1000 homes will increase car dependency and increase the number of cars on local roads by approximately 1500 in the village which will add to the traffic attracted to the village for school

drop off and pickup from villages outside Southwater. The problem will not simply be an increase of traffic due to houses but also due to the new school being promoted as part of the proposal. When Berkeley Homes previously applied for 1,500 homes on the same site, West Sussex County Council Highways raised serious unresolved objections on traffic grounds. The application was withdrawn. Those concerns were never resolved - and the traffic position has got worse since then.

Adding traffic signals or road markings to an already-overloaded junction does not solve the problem. It delays it and makes it slightly more orderly. The underlying capacity is still exhausted and would create traffic bottlenecks within the village and on the A24 resulting in gridlock for new and existing residents.

Southwater has already committed to far more housing growth than its own community plan identifies as appropriate.

In 2021, Southwater residents voted to set our housing contribution to Horsham District at approximately 420 to 460 homes. That figure was arrived at carefully, based on what the village's infrastructure could support.

Since that vote, two large developments have been approved that already far exceed this figure.

Broadacres (around 350 homes) is under construction. The Horsham Golf Club site (around 800 homes) has planning permission. Together, that is already 1,150 homes - two and a half times the figure residents voted for.

Berkeley Homes now wants to add another 1,000 on top - bringing the total to over 2,150 new

homes. That is nearly five times the Neighbourhood Plan figure.

That would represent a 62.9% increase on top of what is already in the pipeline.

There is no planning principle that requires a single village to absorb this level of growth. Housing need exists across Horsham District and should be distributed across many locations - not concentrated on a village that has already done more than its fair share.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that

Southwater has already substantially exceeded its proportionate and democratically agreed housing contribution. Enough is enough.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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