

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 April 2026 18:46:15 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 09/04/2026 6:46 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: Padbury House, New Road SOUTHWATER Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because 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.

Added to this, a serious traffic accident which occurred on the Worthing Road opposite the entry to New Road, which sadly involved life changing injuries, raised significant concerns when it was reported, by myself, to both HDC and WSCC.

The incident involved weight of traffic and speed of traffic through the village however, the response was that before any action would take place to limit traffic/change traffic management, it would require 6 deaths on this road (The Worthing Road).

Were planning approved, the traffic numbers would significantly increase owing to the fact that developers continually believe that households only use a single car. That may be so in a single dwelling but even if the number of houses totaled 50% of the proposed number you would increase the traffic by 1000 cars minimum on an already congested road. The 6 death threshold response only adds to the argument that planning should NOT be approved. In simple terms, if planning were approved both HDC and WSCC would be seen as allowing road death to be

acceptable.

Finally, the fact that the proposed land to be developed upon, is vital agricultural land, it provides valuable food resource and to build upon it only adds extra burden to the cost of living ie more people = more food required (and this is without taking into consideration the extra demand on infrastructure). You cannot reverse development once it is inhabited! For heaven's sake there is enough development here and the village infrastructure is already broken. Don't allow this to happen.

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



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