

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 March 2026 14:47:42 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 24/03/2026 2:47 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: 129 Timbermill 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
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I'm a resident of Southwater. I strongly object to this development.

1. Scale - This proposed development is breathtaking in size. Not only have 800 new homes been approved at Horsham Golf Club, but a further 1000 west of Southwater now proposed. It's also worth considering other recent local, ongoing and proposed developments in the area, including, The Ghyll Mowbray, Broadbridge Heath, Highwood Village and West of Ifield. It wouldn't be hyperbole to suggest that Horsham District is in fact turning into a city! Please either stop this proposal, or drastically reduce the size. This feels like punishment for the local residents and wildlife.

2. Nature - I love the countryside and care deeply about nature, which is one of the main reasons I moved here. I regularly go walking and running on the Downslink towards Christ's Hospital and find it truly saddening to think of the utter destruction being proposed to this beautiful, timeless landscape. Destroying ancient trees and ecosystems is not ok. It seems so brutal to evict wildlife and concrete over this beautiful countryside. Many people from home and abroad enjoy the English countryside. If this trend continues then who will want to visit? I don't for one moment believe that Berkeley Homes will stick to any promises to offset the loss of biodiversity. I've seen many other new build developments in the area plant tree saplings and not water or maintain them, just letting them die.

Water - All these new homes will require huge volumes of water to build, and of course the new residents will all be consuming a great deal of water. Where exactly will this water come from? There are no proposals for any new reservoirs in the area. I'm imagining local rivers will be drained during long, dry summers, which is yet more punishment for wildlife and people who appreciate nature. It's well known that the South East of England is extremely water stressed.

If this goes ahead, there will be far fewer trees and far less soil to absorb rain water, so we can expect flooding to become much more likely, particularly in the era of climate change.

Food security - There is open farmland that will be destroyed. This is happening across the country. If we can't feed our own population in times of crisis, it seems reckless to just rely on food imports from abroad.

Pollution - Appalling noise, air and light pollution during the long construction phase. There will be a bit increase in litter from the new residents.

Traffic - This huge development would simply be connected to the existing roads in the area, with no, or very few road improvements planned. This means far, far more local traffic jams, noise and air pollution. The roads will be gridlocked at rush hour, every day.

House prices - I bought my modest little property after working very hard and saving for a very long time. I'm quite happy if my house gains value, roughly level with inflation, but this development will very likely cause the price of my property to go down.

Amenities - There will be no new GP practices, dentists, schools, roads, public transport, recycling centre, or any improvements to existing amenities with this proposal. The stress this will and already is loading on current residents, will be ongoing and chronic.

Please consider either cancelling this development, or at least drastically reducing it's size. Perhaps there are other options to help address this housing shortage, such as turning empty, or poorly used retail units into homes, or building higher rise apartment blocks, like in other densely populated countries around the world.

Kind regards

Telephone:

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