

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 18:36:46 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 5:36 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: 13 Little Bridges Close Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other
- Overdevelopment

Comments:

I am a resident of Southwater and I strongly object to the Berkeley Homes proposal to build 1,000 homes on land northwest of the village.

This proposal fundamentally conflicts with the Southwater Neighbourhood Plan, which was democratically approved by residents in 2021 and sets a clear housing limit of 420-460 homes. A development of 1,000 homes is more than double that figure and represents a direct and unjustified override of a recently adopted community-led plan. Approving a scheme of this scale would undermine confidence in the entire neighbourhood planning process and disregard the expressed will of local residents.

Beyond this policy conflict, the site itself is unsuitable for development at this scale. The land sits on Weald Clay, which is known to have extremely poor drainage. Local evidence already shows flooding issues in nearby developments, and replacing 141 hectares of farmland with hard surfaces will significantly increase surface water runoff. There is no independently verified drainage strategy demonstrating that flooding risks to existing residents will not worsen. Once built, any damage caused would be irreversible.

The strain on infrastructure is another critical concern. Southwater is already absorbing substantial growth, with over 1,100 homes either built or approved nearby. Adding a further 1,000 homes would take the total to more than 2,100, yet no joined-up assessment has been carried out to understand the cumulative impact. GP services are already overstretched, sewage infrastructure is failing in places, and there is no funded or legally secured plan to expand capacity. Similarly, water supply remains a serious unresolved issue, highlighted by the 2025 drought and ongoing designation of the area as water-stressed.

The transport implications are equally severe. The A24 and surrounding road network are already operating at or beyond capacity, and Southwater is inherently car-dependent due to the lack of a railway station and limited public transport. This development would add significant traffic, worsening congestion and increasing safety risks, particularly around key junctions and school routes.

There are also serious environmental concerns. The site lies adjacent to ancient woodland, which is irreplaceable and legally protected. The scale of drainage and construction required risks damaging these habitats through changes in groundwater and soil conditions. In addition, wildlife surveys are incomplete, meaning the full ecological impact has not been properly assessed before determination.

Finally, the scale of this development would permanently alter the character of Southwater. What is currently a village would effectively become a small town, with the loss of open countryside, increased urbanisation, and erosion of the gap between neighbouring settlements. This change would be irreversible and is entirely out of proportion with the village's planned growth.

In summary, this proposal is unsound in principle, unsuitable in location, and unsupported by adequate infrastructure or environmental safeguards. It conflicts with the Neighbourhood Plan, fails to demonstrate that impacts can be mitigated, and would cause lasting harm to the character and sustainability of Southwater.

For these reasons, I respectfully request that the application be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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