

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 March 2026 00:15:55 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 11:15 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: Vicarage Cottage Church Lane Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

1. Over-development- population of Southwater would increase by another 40%. Is unsustainable. We are a village!!!
 2. Insufficient school places (don't believe a school will actually be built as this requires agreement from Department of Education)
 3. Lack of GP places, dentists. Lack of A+E hospital within half an hour of travel from Southwater - already recognised as a serious problem for the current population.
 4. Insufficient drinking water and water treatment plants for the district. We in an area which is recognised for having less than required quantities of drinking water. Installing plumbing with lower water usage will not alleviate the issue. Berkeley's water usage figures per capita are unrealistic and unsustainable - as are those published by HDC as you choose to ignore your own data collected from households in Horsham.
 5. Roads are already very busy through Southwater. 1000 extra houses means 1000-2000 more cars on our roads.
 6. Not enough infrastructure for current population. Berkeley Homes struggling to sell the houses for which planning permission has already been granted. They were marketing previous phases to residents of China!! There is not the demand for more houses in Southwater. So much so, Berkeleys closed down the latest phase of development in the village in 2025, and don't plan to restart for a period of 18 months.
 7. Loss of important farmland - permanently. Farmers need land to produce our food and green energy. Grassland and trees essential for carbon capture. Biodiversity off-setting - BNG - to another part of the county is unacceptable for those of us who actually live here. Additional land for farming cannot just be found elsewhere when it's used for development . Once it's gone, it's gone forever.
 8. Southwater has for years been the dumping ground of Government housing targets. Enough is enough.
-

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**