

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 22:21:03 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 9:21 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: 48 Chessall Avenue Southwater Horsham West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
 - Overdevelopment

Comments: Highways impact:

As a resident of Chessall Avenue, I can confirm that this road is used as a cut through where drivers avoid the busy Worthing Road - this leads to high volume of traffic along with speeding cars in a residential area. This should be well documented as residents have repeatedly sought from Berkely and the Council traffic calming measures.

Furthermore, this road is not adopted with residents being accountable for the cost of this additional wear and tear as a result of insufficient local infrastructure.

It is clear from the Masterplan, and the evidence provided by Horsham District Council for the previous submissions, that the A24 and Hop Oast infrastructure will struggle to accommodate the volume of additional dwellings. This will again push traffic towards the other smaller roads marked on the Masterplan, which includes modifications to Chessall Avenue as an entry and exit point - and will materially exacerbate the issue that currently exists and has not been addressed despite repeated calls from residents. All of these elements strongly indicate insufficient highway capacity.

Neighbourhood Plan:

Southwater residents voted in a democratic referendum in June 2021 to approve a Neighbourhood Plan that set a clear and legally binding limit on new housing in the village - between 420 and 460 homes. That was agreed through a proper community-led process.

Berkeley Homes is now proposing more than double that number. It is a 117% breach of the limit of the Neighbourhood Plan with National planning rules stating clearly that where a proposal conflicts with the current and in-date Neighbourhood Plan, planning permission should not normally be granted. In any near future Neighbourhood Plan it would be a justifiable assumption that the plan would not jump by 117%.

Please also refer to the letter of objections posted by Southwater District Council.

Approval of this plan in its current form materially undermines the intent and purpose behind the development of Neighbourhood Plans.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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