

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 March 2026 17:40:43 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 27/03/2026 4:40 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: 35 Eames View Southwater West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Highway Access and Parking

Having spoken to Berkeley Home's representative at their public consultation on 13/11/25 at Southwater Sports Club, it would appear that there will be no upgrading of the A24 especially at the Hop Oast roundabout to cope with the extra traffic 1000 new dwellings would bring.

Based on reported incidents in 2025 there were multiple accidents at or near the Hop Oast roundabout (B2237 Worthing Road) causing injuries and long delays. West Sussex County Council are investigating why there is an increase in traffic collisions and incidents.

Horsham County Council and West Sussex County Council must take this seriously and insist that Berkeley Homes pay for improvements to that area.

Existing roads and miles of country lanes are a disgrace. Large pot holes are not repaired quickly enough. When they are nobody checks that they have been repaired satisfactorily. Another 1000 homes will add to WSCC pot hole expenditure, and to increased Council Tax bills.

Loss of General Amenity

1000 new dwellings will cause a loss of amenity due to a reduction in the quality of life to the new homeowners and existing homeowners in Southwater. Inevitable large increases in traffic will cause pollution, noise, stress and affect people's mental health.

There will be even more problems for people and their families trying to access NHS GP services, Dentists and Hospital services. I had a reply from JOHN MILNE MP HORSHAM. I questioned him about getting a new hospital. He said under existing criteria this area doesn't warrant a new hospital. He said that even Crawley Hospital wouldn't be built under the existing criteria either. Seems like Horsham CC are happy to dump hundreds more people into Southwater and let them get on with no support.

Berkeley Homes also said at their Public Consultation that they will be a new school. When I questioned that, the answer was that a plot of land will be given free of charge to Horsham CC to build a school. So probably no new school in the future.

Other

As Water Neutrality is no longer an obstacle to new home developers, I questioned Berkeley Homes on this. They said they have been busy working on this with other local water companies. They say agreements will be made with other local water companies in essence to share water with each other. Really? We have heard on the BBC news recently that South East Water have announced they will not be able to provide water for many more of these large new builds. How will Southern Water manage to keep our homes from running dry in the future? At the Broadacre Estate Berkeley Homes provided one water butt. But once that runs dry it is of no use if we have a drought.

Over Development

Anyone can see that Southwater has already been overdeveloped in recent years. Berkeley Homes are to start the next phase this year at their Highwood site. Broadacres' next phase starts next year. 800 new homes are planned for the site at Horsham Golf Club. Who are Berkeley Homes aiming these new properties at? Certainly not for local people who can't afford Berkeley properties. I have seen an advert on social media produced by Berkeley Homes shown in China. Berkeley Homes obviously find it hard to sell their homes without resorting to this sort of advertising abroad.

Privacy Light and Noise

1000 new homes will have an adverse effect on everyone and animal life. This proposed new development is to be built on prime farmland and surrounding areas of open spaces. Berkeley Homes can never replace the loss of existing mature trees and the damage caused to the wildlife and their homes. Light pollution is now a large problem over the UK. This affects humans and animals alike. It adds to sleep problems. Leaving people unable to be at their best during the day and to added health problems. 1000 new homes will add to that all those lightbulbs, garden lighting and lamp posts. Add in more human noise and vehicular noise all of which will have a negative impact on people's mental health.

Trees and Landscaping

Whatever Berkeley Homes say concerning Trees and Hedgerows, they will not plant enough new trees or replace existing hedgerows. New trees take years to grow and to harness CO2 emissions within them. Many valuable mature trees will be cut down. The UK has almost the worst bio diversity out of the whole world. Wild bee colonies are at their lowest and those we still have live underground, that is until the bulldozers go in.

At the Broadacres Estate new buyers were told that a Hedgehog

Highway would be implemented to support hedgehogs. This would involve creating a way hedgehogs could travel through gardens at night. Holes the size of a CD music disc would be cut into garden fences prior to being sold. This brilliant idea never happened. Homeowners were asked after they moved in if that wanted to have it done, most of them said no.

Kind regards

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