

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 14:19:24 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 11/03/2026 2:19 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: 28 Kensett Avenue Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I would like to object to this massive over development plan as follows:

I note that this is a PHASED development plan. With Berkeley Homes previous speed of build (50-60) per year we could be looking at disruption to Southwater of anything up to 20 years. They already have permission for another 200+ houses still unbuilt on the other side of Church Lane, probably due to a lack of interest or purchasers inability to pay the overinflated prices.

I do not believe their figures showing the need for affordable housing in Horsham District. Even if true, Southwater does not need or want to be the dumping ground for the whole area.

There is a huge lack of infrastructure in Southwater - no major hospital within easy reach, a 40-60 minute drive to East Surrey Hospital, Redhill is all we're offered. Overstretched doctors surgery - can be up to a 4 week wait for a face to face, in person (not over the phone) consultation with a GP. No NHS dentists, already oversubscribed schools. Adding another 1000 homes is just not feasible and will also add increased traffic and pollution. Plus there is another 800 approved housing development just on sports club land on the way into Horsham . Schools will never be built until whole development finished as it will take time to identify just how many new children require a place.

This Berkeley development will mean the destruction of greenfield spaces, habitats for wildlife and loss of farmland at a time when we should be growing more of our own produce to save importing food and its inherent carbon impact.

The issue of water neutrality still not resolved. There is a lack of water resource in West Sussex. Untreated sewage dumping in waterways.

Having recently moved from an area which had a gypsy/traveller site I would prefer not to experience again the disruption and regular theft from retail outlets.

Berkeley also mis-led previous Broadacres purchasers by advertising homes (as only 3 phases) in a village setting. At no time was there any information given regarding their mega overall New Town plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton