

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 13 March 2026 12:08:09 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 13/03/2026 12:08 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

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### Customer Details

**Address:** Orchard House, New Road Southwater

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**  
- Highway Access and Parking  
- Other

- Overdevelopment
- Privacy Light and Noise

Comments:

My household will be adjacent to the new proposed development and I am concerned especially relating to the increased traffic and likely safety issues, increased strain on public resources and amenities but also fundamentally that this flies in the face of the local approved neighbourhood plan and seems to ignore the additional housing already built or approved and cumulative impact on the village. I will elaborate in order of categorisation provided above.

Highway Access and Parking

I am objecting to the proposal as the local road network is already struggling to cope with amount of vehicles and further development will make this unworkable given majority of residents are and would be road users.

The road I live on is New Road and the entrance and exit is on a bend and already with the addition of houses and therefore vehicles in Southwater, at times, exiting our road is dangerous. Add to this that at times large lorries are delivering on our road, which need to reverse out onto the Worthing Road as there is no ability to turn round.

Simple roadworks in and out of Southwater are already making the Worthing road come to a standstill.

The Horsham District Council cite that the A24 at peak times is at or beyond capacity and in particular the Hop Oast Roundabout which would become a key access point for the secondary school is likely at peak times to back up impacting A24 as well as roads into and out of Southwater and Horsham.

West Sussex County Council Highways on previous application for 1500 homes raised serious unresolved objections on traffic grounds. The application was withdrawn and with the increased traffic resulting from the Broadacre development has only got worse. It is clear to me that any further large developments will just exacerbate the bottlenecks within the village and on A24.

There is also a safety issue in terms of crossing the A24 safely by foot. More houses in Southwater and the building of a school close to A24 is likely to increase pedestrian traffic across a high speed dual carriage way, from North Horsham to the school and from Southwater to walk into Horsham, fields or to the Horsham Football Club.

I ask that the Berkeley Homes 1,000 home proposal is refused on the grounds that the A24 corridor and local road network cannot accommodate the traffic it would generate, and no viable mitigation has been demonstrated.

Other

I am objecting to the proposal to build a 1,000 homes because no proper assessment of the combined impact of all the developments has been undertaken.

There are already 1,150 new homes recently built or granted permission, with an additional 1,000 homes in this proposal, this

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will bring the total to 2,150 homes which more than doubles the number of households in a village whose roads, schools, doctors' surgeries and water and sewage system were not built to cope with growth at this scale.

No one has carried out an assessment of what all this growth means for Southwater's infrastructure. Berkeley Homes has assessed only its own proposal in isolation.

I definitely see the impact personally on GP and NHS capacity. There is difficulty in getting GP appointments and the waiting time for NHS physio was unworkable so I needed to go private. Add to this the long journey and lack of choice if need to go to hospital, options are East Surrey or Brighton and I worry about their capacity to deal with extra numbers without increased NHS facilities and staff being in place.

Separately I am aware of elderly neighbours needing to wait several hours for ambulance response and understand response times in Southwater are currently some of the worst in Sussex. Further population increase without increased provision of vital public services will only make this worse.

I ask that the Berkeley Homes 1,000-home proposal be refused until NHS England has formally confirmed that funded, deliverable primary healthcare provision exists to serve the combined population increase from all committed Southwater developments.

#### Overdevelopment

I am objecting to the proposal to build a further 1,000 homes as Southwater residents voted to approve a Neighbourhood Plan that set a legally binding limit on new housing in the village through a community-led process.

The plan approved a limit of between 420 and 600 homes. The development at Broadacres and now the recent approval of planning permission at Horsham Golf Course will already provide an additional 1,150 homes to this locality.

If the proposal went ahead this would effectively mean a four times increase on the approved Plan.

I understand that National Planning rules state clearly that where a proposal conflicts with the current Neighbourhood Plan, planning permission is not normally granted.

Berkeley Homes or Horsham District Council have not provided compelling reasons why the community's own plan should be overridden.

The plan was put in place June 2021, which I still recognise as a recent and legally adopted plan. Certainly any changes on needs and circumstance cannot justify an overshoot of more than 400%, and if deemed material should, as a minimum, allow time for the Neighbourhood Plan to be updated. The Southwater Parish Council at end of 2025 committed to doing a full review of the Neighbourhood Plan.

I ask that the Berkeley Homes 1,000 home proposal be refused as does not comply with the current approved Neighbourhood Plan housing limit. The cumulative impact of recent developments with

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this additional proposal would mean an untenable overshoot of the current agreed housing limit. As a minimum the proposal should be deferred until a review on Southwater Neighbourhood Plan is complete which would respect and ensure a proper democratic process for the community it directly impacts on.

#### Privacy, Light and Noise

I live on south side of New Road and currently have open fields to view from our windows. It is clear any properties built at edge of development will reduce our privacy and create more noise.

I ask that the Berkeley Homes 1,000 home proposal be refused on these grounds but as a minimum look to ensure any homes on edge of development are minimising the impact on existing adjacent properties and wildlife. I do not know details of proposals but would expect properties are a maximum of two stories, positioned so no overlooking windows facing existing properties, with large rear gardens and to keep existing hedging and increase vegetation to absorb noise and to minimise impact on local wildlife I would expect to be in detail of any proposals.

All of these objections can be separately and independently assessed but are focused on main issues that I have on the current Berkeley Proposal.

Thankyou in advance for your consideration.

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Kind regards

#### Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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