

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 April 2026 12:18:15 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 05/04/2026 12:18 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 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

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Customer Details

Address: Forest Edge Marlpost Road Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment

Comments:

Berkeley Homes - 1,000 Homes on Land Northwest of Southwater
Objection to DC/26/0366
Submitted by: Mr C W Little
Grounds for objection.
1 Not for local needs and exacerbates local problems

This proposal is not designed to meet local housing needs and significantly increases the pressure on local services and infrastructure which are already beyond acceptable limits in Southwater. The proposal will cause serious deterioration in living conditions in the area due to it causing excessive pressure on local services and infrastructure. I give more specifics on these points below. The houses in previous Southwater developments have been advertised for sale in China as investments which is about the clearest demonstration that the developers themselves do not view them as being for local needs.

2 Will not contribute to achieving the Government's housebuilding targets

The developers have a history of landbanking sites with planning permission and taking many years to carry out building programmes in Southwater. Many houses have still not been built to complete the planning permissions already granted in Southwater from years ago. What is the point of granting even more planning consents which would simply blight the Southwater community for many years without contributing to the Government's housebuilding objectives? The developers will simply dripfeed the houses onto the market to hold up their own profit margins. There are still many properties unoccupied from previous builds.

3 Conflicts with the National Planning Policy Framework (NPPF) in numerous areas and creates major environmental and sustainability problems for Southwater
See numerous examples below.

Water Drainage

Surface water drainage is a major issue in Southwater as it sits on Weald Clay which has very poor permeability. Further housebuilding in Southwater will cause significant problems with drainage. The developer's 2025 consultation does not include anything that would be sufficient to deal with this problem. This also causes damage to adjacent sites including ancient woodland such as Courtland Wood and Smith's Copse. The plans do not meet the NPPF sustainability tests on these grounds.

Infrastructure inadequacy and lack of assessment

Infrastructure in Southwater is under major pressure already. There appears to have been no overall infrastructure assessment across all the recent and proposed developments and no solution proposed to cope with the extra telecommunications, security, waste management, water supply, waste water and flood risk needs as required by the NPPF.

Water Supply

Water supply in Southwater, which has regularly suffered from supply restrictions, is a major problem as Southern Water's infrastructure and plan has a physical inability to meet the current and future demand requirements. The Horsham MP, Mr John Milne made a parliamentary representation on water scarcity in December 2025 in which his evidence clearly demonstrated that the lifting of water neutrality merely removed a legal constraint but did not resolve the underlying problem which would be further exacerbated in Southwater if this development went ahead. The household water usage rates used in the calculations for forecasting supply requirements are also significantly flawed in that they envisage unrealistic and unachievable future reductions in water use per household. Action has already been taken by homeowners in the most recent Berkeley's Broadacre estate to remove water use limiting technology from their houses because of the inadequacy of water volumes required on a daily basis with such devices in use. Southern Water's usage forecasts appear to be seriously flawed which undermines the credibility of their commitment to supply the expected actual usage. As Southern Water's plans are seriously flawed on current supply arrangements and forecasts, especially on water extraction, then with an expectation of increased frequency and extent of drought conditions to agree to this proposal is to plan for chaos.

Health Service Provision

A specific problem also relates to health services in Southwater as the GP Surgery provision is already seriously over-stretched with problems in obtaining appointments and delays in follow up tests and treatments. Further housing development will only exacerbate these problems and there are no effective measures in the proposal to remotely provide an adequate solution to these issues. Ambulance response times in Southwater are one of the poorest in Sussex largely due to its location at a distance from the main hospitals. Why plan to build in a location that further stretches ambulance services when other alternatives would be much more appropriate?

Transport unsustainability

Southwater is primarily a car dependent community with no train station, restricted bus services and dependent on the A24 for its main access route. A cumulative traffic impact assessment from all the recent and proposed Southwater development sites has not been produced. There is very limited employment in Southwater so the majority of working residents commute out of Southwater.

Locating house development in Southwater adds significantly more to the miles driven by cars, therefore creating unnecessary additional traffic congestion and pollution as compared to locating house development closer to employment centres.

Southwater has already more than met it's proportionate housing allocation

There is a Neighbourhood Plan for Southwater which already allows for 420-460 houses which is Southwater's proportionate contribution to Horsham District Council's (HDC) housing requirement for the timescale of the plan. Planning permission has already been granted for 800 houses on the Golf Club/Horsham Football Club site in Southwater which itself is in excess of this. Any further permissions would therefore override the Local Democratic process and completely undermine confidence in the point of Local Planning.

The main current building schemes include Broadacres, 350 still to be built, Golf Club, 800 already granted permission, Berkeley proposed 1,000. These do not take into account the large number of new houses already built recently in Southwater without any further infrastructure to cope with them.

The current Draft HDC Plan appears to simply adopt the developer's request, has not been independently justified against reasonable alternatives, has not been led by evidence and is therefore not sound.

I submit that this planning application should not be approved on the basis of multiple breaches of the NPPF, the perfunctory and woefully inadequate impact assessments on the local environment, failure to demonstrate sustainability, inappropriate location compared to better alternatives, lack of adequate and committed infrastructure support and detrimental effect on the character of the community.

Kind regards

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