

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 March 2026 22:57:56 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 31/03/2026 10:57 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: Woodlands Worthing road Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: Subject: Objection to Berkeley Homes Planning Application - Land North West of Southwater

I am writing to formally object to the planning application submitted by Berkeley Homes for the proposed development on land north west of Southwater.

I believe the scale, density and mix of uses proposed within this development would have a significant and harmful impact on the character of Southwater, the local environment and the amenity of existing residents.

Firstly, the scale and density of the proposed housing is excessive for a village settlement such as Southwater. The number of homes proposed represents a substantial expansion of the village and is out of keeping with the existing character and scale of development in the area. This level of development risks fundamentally altering the character of the village and creating unsustainable pressure on local infrastructure including schools, healthcare services, drainage systems and other community facilities. The proposal appears inconsistent with the principles of the Southwater Neighbourhood Plan, which seeks to ensure development remains proportionate to the size and character of the village.

Secondly, there are serious concerns regarding the impact on traffic and highway safety. Local roads already experience significant traffic levels, and a development of this scale would generate a substantial increase in vehicle movements. Worthing Road in particular is already heavily used, and additional traffic from a large housing development, employment units and associated uses would increase congestion and create further road safety risks for residents, pedestrians and cyclists.

As a resident living on Worthing Road, my home currently overlooks open farmland which forms part of the rural setting of the village. The proposal to introduce a traveller yard and industrial or employment units within close proximity to existing homes would have a direct and harmful impact on residential amenity. Industrial buildings, service yards, lighting and associated operational activity would significantly change the character of the area and introduce additional noise, disturbance and traffic where there is currently open countryside and placed at a significant entry point to the village.

The inclusion of employment or industrial uses in such close proximity to residential properties represents an incompatible land use and would likely generate additional HGV movements along Worthing Road and surrounding routes. This would further worsen traffic conditions and increase noise and disturbance for local

residents.

There are also concerns regarding the environmental suitability of this land for development. The area is known to contain heavy clay soils which restrict natural drainage. The replacement of agricultural land with large areas of hard surfaces such as roads, roofs and parking areas has the potential to significantly increase surface water runoff and raise flood risk for surrounding properties.

In addition, the proposed location of the traveller pitches raises concerns regarding sustainability and safety. National planning policy expects such sites to be located in sustainable locations with reasonable access to services and facilities. The proposed location appears poorly related to local amenities, with no nearby shops or everyday services within convenient walking distance. Furthermore, the proximity of the site to the busy A24 raises concerns regarding traffic noise, safety and the overall suitability of this location for residential pitches.

For these reasons, including the excessive scale of development, the impact on traffic and highway safety, the introduction of incompatible land uses near existing homes, the loss of rural character, and the potential drainage and flooding concerns, I respectfully urge the council to refuse this planning application.

I ask that the council carefully consider the cumulative impact of this proposal on the environment, infrastructure and community of Southwater before reaching any decision.

Yours faithfully

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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