

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:52:12 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 16/03/2026 4:52 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: The Pines, New Road Southwater 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
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I object to planning application DC/26/0366 On the following basis.

Overdevelopment

No proper assessment has been made of the combined impact of all the growth Southwater is already absorbing, with particular reference to the recently approve development known as Horsham Golf and Fitness Village which will be directly adjacent to this proposed development.

The proposal extends development well beyond the village boundaries set in the current Neighbourhood Plan. Much of the proposed site is on land that the Plan specifically identifies as outside Southwater's agreed area.

A February 2023 Berkeley Homes application for 1,500 homes on the same site (reference DC/22/1916) was withdrawn after Horsham District Council planning officers concluded it was unacceptable. These fundamental concerns remain.

Design / Privacy Light and Noise

The current Neighbourhood plan states that buildings should reduce in height and density the further they are from the village centre. The Berkeleys plan ignores this, creating a secondary village centre a mile from the current one and thus splitting the village in two. This "neighborhood centre" is unlikely to reduce the inevitable increase in car use to and from the development since far more extensive shopping facilities are available a short drive away. Existing local shopping facilities are already available nearby at the Hop Oast roundabout and would be easily accessible if adequate pedestrian access was provided.

The building heights zoning plan is insensitive in its placement of building heights. Where the development site meets the southern and western sides of New Road, for example, areas for 2.5 and 3 storey buildings directly abut an existing housing area where buildings have historically been restricted to 1.5 storeys. This is both insensitive to current residents and completely unnecessary given the scale of the site.

Traffic / Highways access

The Hop Oast junction is susceptible to peak time congestion. Looking at the junction improvements and projections I would comment that there cannot have been a proper allowance made for the 850 home development known as Horsham Golf and Fitness village for which ground has not yet been broken, and whose entrance road will be just 50 meters from the main junction. The proposed signalization of this major junction with pedestrian

crossings is inadequate. Given the 2 adjacent development proposals totaling 1850 homes, a fixed pedestrian crossing (bridge or underpass) here would be essential as the two development proposals are directly adjacent to each other so they cannot be considered in isolation. I also note that improved cycling routes from the development to Horsham are not included in this plan.

More generally, the combined impact of traffic from housing projects underway in or very close to Southwater, totalling over 2000 new homes, is not properly addressed in the plan.

Landscaping/Trees

Existing hedgerows and wildlife corridors will be cut in half by the development's spine road. Since the proposed biodiversity net gain is to be made elsewhere, away from this development we can assume that no mitigations for this are planned, where clearly they could be.

Kind regards

Telephone:

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