

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 10:35:13 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 26/03/2026 9:35 AM.

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: 9 Fletchers Southwater HORSHAM

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity

- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I ask that the Berkeley Homes 1,000-home proposal be refused because it directly and fundamentally conflicts with the adopted Southwater Neighbourhood Plan on the number of homes allowed.

This 1,000-home proposal should be refused because it violates Neighbourhood Plan policy SNP1.1(a) by creating a second village centre and extends beyond the village boundaries set in the adopted plan.

The Berkeley Homes 1,000-home proposal should be refused on the grounds that it will cause permanent and unacceptable harm to the landscape character and rural setting of Southwater village. It is simply way too big!

I ask that the Berkeley Homes 1,000-home proposal be refused until Southern Water has provided a formal, independently verified confirmation that water supply can reliably serve 1,000 additional homes in Southwater - including during drought years.

The Berkeley Homes 1,000-home proposal should be refused until a fully independent, peer-reviewed assessment of the hydrological impact on Courtland Wood and Smith's Copse has been carried out and published.

Thank you

Kind regards

Telephone:

Email: planning@horsham.gov.uk

