

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 10:56:14 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 9:56 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: 14 Fletchers Southwater

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Overdevelopment

- Privacy Light and Noise
- Trees and Landscaping

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes on farmland northwest of Southwater.

Southwater residents voted in a democratic referendum in June 2021 to approve a Neighbourhood Plan that set a clear and legally binding limit on new housing in the village - between 420 and 460 homes. That was agreed through a proper community-led process.

Berkeley Homes is now proposing more than double that number - 1,000 homes. This is not aslight overshoot. It is a 117% breach of the limit that residents themselves set.

National planning rules state clearly that where a proposal conflicts with the current and in-date Neighbourhood Plan, planning permission should not normally be granted. The Southwater Neighbourhood Plan is recent, legally adopted, and carries full weight.

Berkeley Homes has provided no independent evidence to justify overriding a community plan that was voted for by local people just five years ago. Housing planners may state that the plan is "out of date" being 5 years old but an online petition against this proposal has already attracted over 3000 signatories so the community sentiment back in 2021 is still current.

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.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that it poses an unacceptable and unmitigated risk of increasing flood risk to existing Southwater residents and properties and may make insurance unobtainable or unaffordable.

I ask that the Berkeley Homes 1,000-home proposal be 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.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that the site is inherently car-dependent by geography, with no credible prospect of genuinely sustainable travel alternatives being delivered.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that it will cause permanent and unacceptable harm to the landscape character and rural setting of Southwater village.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that Southwater has already substantially exceeded its proportionate and democratically agreed housing contribution. Enough is enough.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that it is a developer-led scheme with no credible independent planning justification, and that its inclusion in the Local Plan appears to reflect developer lobbying rather than genuine community need.

I ask that the Berkeley Homes 1,000-home proposal be refused, and that Horsham District Council be required to demonstrate that all identified brownfield land on its December 2024 Brownfield Register has been fully considered before any further greenfield development at Southwater is permitted.

The 1000-home proposal is broadly unsubstantiated in terms of community impact, environmental impact, water supply and safety, flood risk, economic benefit, and it would reflect an undemocratic decision. Setting this precedent places rural British villages at risk, and allows developers to take shortcuts instead of identify new sites where communities can be given the space and resources to thrive. This has to stop.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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