

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 March 2026 10:38:43 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 25/03/2026 9:38 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: Bridleway House Two Mile Ash Horsham West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater on the grounds that brownfield land elsewhere in Horsham District should be developed before more farmland in Southwater is built on.

The principle that brownfield land - previously developed sites - should be built on before greenfield farmland is a core planning principle. It protects the countryside, reduces the infrastructure cost of new development, and puts homes closer to existing services and employment.

The former Novartis pharmaceutical factory site in North Horsham is a ready example. It already has planning permission for 244 affordable homes, granted in October 2025. It is closer to Horsham town centre, rail services, and the district's main employment areas. It requires no new road infrastructure to be genuinely sustainable.

West Sussex County Council is currently investing in bus and cycling improvements along the A264, A281 and Horsham-Crawley-Gatwick corridor. These investments make development along those corridors genuinely sustainable. None of this investment reaches Southwater.\

Horsham District Council's own December 2024 Brownfield Register makes the position plain.

Across the entire district, HDC has identified just 18 brownfield sites with a combined capacity of approximately 827 dwellings, covering around 20.98 hectares. That total includes sites already under construction, sites with lapsed permissions, and sites that have been in the pipeline for years without progressing. The largest single site - the former Novartis site in North Horsham, with permission for 300 dwellings - remains unbuilt. Several other sites with permissions granted as far back as 2014 have still not been implemented.

Berkeley Homes is seeking permission for 1,000 homes on a single greenfield site. That is more homes than the entire brownfield land supply HDC has been able to identify across the whole district. Before approving the destruction of 141 hectares of open farmland at Southwater, the Council must demonstrate that its brownfield pipeline has been fully explored, actively promoted, and genuinely exhausted. There is no evidence that this has been done. Granting permission for large-scale greenfield release at Southwater while brownfield sites across the district sit unbuilt and unprogressed is not consistent with the brownfield-first principle that lies at the heart of national planning policy.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton