

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 March 2026 11:40:11 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 10:40 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: 13 York Close Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

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 a slight 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 Housing planners may state that the plan is "out of date" being 5 years old but an online petition against this proposal has already attracted over 3000 signatories so the community sentiment back in 2021 is still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.

Kind regards

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