

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 25 March 2026 10:16:25 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 9:16 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

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### Customer Details

**Address:** Bridleway House Two Mile Ash road 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 northwest of Southwater because no proper assessment has been made of the combined impact of all the growth Southwater is already absorbing.

Approximately 350 homes are already under construction at Broadacres. Around 800 more have planning permission at the Horsham Golf Club site. That is already around 1,150 new homes committed before Berkeley Homes has built a single house.

Adding 1,000 more brings the total to over 2,150 new homes - more than doubling the number of households in a village whose roads, schools, doctors' surgeries and sewage system were not built to cope with growth at this scale.

No one has carried out an assessment of what all this growth means for Southwater's infrastructure together. Berkeley Homes has assessed only its own proposal in isolation - ignoring the 1,150 homes already in the pipeline. That approach is not good enough.

The timescale of this development compounds the problem further.

At Berkeley Homes' known build-out rate of 50-60 homes per year, and with a further estimated 200 units yet to be built elsewhere, construction on this site would extend over 20 years. A planning authority is only legally obliged to demonstrate a five-year housing land supply - yet approving this application would effectively hand a single developer a 20-year land supply in this location. Locking up this land for two decades since one developer's build-out capacity is not a sound or proportionate use of the planning system.

When Berkeley Homes applied for 1,500 homes on this same site in 2022, Horsham planning officers concluded the cumulative infrastructure impact was one of the key reasons the application was unacceptable. That application was withdrawn in February 2023.

The infrastructure position has got worse since then, not better - yet Berkeley Homes is now asking for 1,000 homes with no better evidence.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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