

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 16:57:55 UTC+00:00
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 23/03/2026 4:57 PM.

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: Sayers Farm Two Mile Ash Road Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity

- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

A common and legitimate concern regarding the Berkeley Homes proposal for development on the land northwest of Southwater is that the village of Southwater does not have the necessary infrastructure that the addition of the proposed 1000 homes would require. Indeed, the existing infrastructure is already stretched with appointments at the Village Surgery in short supply and the availability of school places being insufficient.

The proposal that the developer has submitted is unfit and poorly thought out and it suits the ambitions of the developer but not the well being of the existing residents.

The Berkeley Homes proposal to build 1,000 homes northwest of Southwater is a developer-led scheme with no independent planning justification. Berkeley Homes applied for 1,500 homes on this same site in 2022 (Horsham reference DC/22/1916).

Horsham District Council's own planning officers concluded it was unacceptable on multiple grounds - including infrastructure, ecology, and highways. The application was withdrawn in February 2023. Remarkably, within ten months of that withdrawal, Horsham District Council published a new Draft Local Plan allocating the same land - for 1,000 homes, under the same developer's stewardship. Berkeley Homes' own promotional materials confirmed the land had been 'identified in the draft Local Plan as suitable for development.' This is not how the planning system is supposed to work. A Local Plan is meant to be a community document, based on independently assessed evidence of need, identifying the most suitable locations for development. It is not meant to adopt a developer's withdrawn planning application as its strategic housing policy. The 1,000-home figure in the plan matches Berkeley Homes' commercial proposition precisely. No independent evidence base has been published explaining why 1,000 homes - rather than the 420-460 in the Neighbourhood Plan, or any other figure - is the right number for Southwater.

Nearby developments that have already been underway for some time, are examples of proposals that have been accepted but where the developer has failed to deliver on its promises to invest in the local services to support the increase in population that the housing brings. Market conditions are blamed for the slow sales and developments have remained on going projects for years longer than originally planned or promised.

The proof for me was realized at the public consultation evening held at the Southwater sports club late last year. I was able to meet an employee and representative of Berkeley Homes there and ask some questions that had been on my mind. Much was being made through the exhibition of display boards around the venue of the investment that Berkeley Homes would make in building a school and business centre as well as a sports facilities and public parks and improvements to roads.

A gentleman asked the Berkely Homes representative, "why do you need to embark on a project so large? Why 1000 homes? This amount of homes stretches resources and impacts on so many existing residents, why not propose 500 or 600 homes?" The developers representative answered, and I quote "because 1000 homes is the minimum we need to build in order to be able to have the goodies". When I pressed him to clarify he said that 1000 homes would need to be built and sold in order that Berkeley Homes could afford / justify the investment in the promised infrastructure improvements.

This would suggest that:

- 1000 homes would need to be built and sold BEFORE the developer would commit to the promised investment in infrastructure improvements.
- The proposal is financially unfeasible unless 1000 homes are built and sold.

Berkeley Homes is unwilling and unable to say when that point may be as they cannot predict the market.

They are admitting that they do not have a financially sound proposal that caters to the legitimate needs of the existing local residents.

It seems as if they are insisting on the luxury of a proposal that allows them to gain the commercial opportunity without incurring any risk. They know that they are not legally bound to deliver the infrastructural improvements by a specific date in the development timeline. There are no financial penalties paid by the developer if they do not meet deadlines.

We live on Two Mile Ash Road in a grade 2 listed property and we keep horses on a small holding there. This proposed development would change our lives completely and the main (and arguably, only) beneficiary would be Berkeley Homes.

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.

Kind regards

Telephone:

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