

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 09:52:24 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 11/03/2026 9:52 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: 7 Courtlands Southwater Horsham West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Loss of General Amenity

- Other
- Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because at this scale, it does not extend the village - it fundamentally transforms it.

Southwater is a village. That is what it is and what residents chose to live in. The open farmland to the northwest - 141 hectares, the equivalent of roughly 200 football pitches - currently forms a natural transition between the village edge and the open Low Weald countryside. Once it is built over, that countryside is gone permanently.

A development of 1,000 homes is not a modest expansion. Combined with the 800 homes already approved at the Golf Club site and 350 at Broadacres, Southwater would be adding more than 2,000 homes in a single generation. That transforms a large village into a small town - irreversibly. The scale of this proposed development vastly exceeds anything Southwater was designed to absorb. It is not an extension of an existing settlement; it is being dumped on top of one.

The Southwater Neighbourhood Plan, voted for by residents, specifically requires that development avoids coalescence with neighbouring settlements and respects the existing landscape character of the village. This proposal does the opposite.

Berkeley Homes has not demonstrated that it has engaged seriously with any design framework governing how growth should be integrated into Southwater. It is unclear whether the applicant has referenced Horsham District Council's design guidance, any settlement-specific design guide, or the Southwater Neighbourhood Plan's own design principles. HDC should satisfy itself that such a framework exists and that Berkeley Homes has been required to demonstrate compliance with it.

Without that, there is a real risk that this development degrades the character and coherence of the settlement rather than adding to it.

No combined landscape assessment has been carried out looking at the Berkeley Homes proposal alongside the Golf Club site and Broadacres development together. The cumulative visual impact on Southwater - and on the risk of coalescence with neighbouring settlements - has never been honestly assessed.

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.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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