

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 09:54:55 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 11/03/2026 9:54 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 the mechanism for delivering affordable homes can be legally used to reduce the number built, with no meaningful independent oversight. Horsham District Council's policy requires 40% affordable homes on major developments. But developers are allowed to submit a 'viability assessment' - a financial model claiming the development is not profitable enough to deliver 40% - and negotiate the obligation down. These viability assessments are almost always prepared by consultants appointed and paid by the developer. The figures they contain - including land costs, construction costs and profit margins - are controlled by the developer. This creates a system in which the developer effectively marks its own homework on what it can afford to provide. The result is that the number of affordable homes delivered by large developments is frequently far lower than the headline figure promised at the planning application stage. This pattern has been seen repeatedly across the country. It is also notable that Berkeley Homes has previously marketed properties in Southwater to overseas investors. This raises a legitimate question about whether meeting local housing need is genuinely the purpose of this scheme, or whether it is primarily a commercial proposition for an investor market. I ask that the Berkeley Homes 1,000-home proposal be refused until the affordable housing commitment has been independently verified by a surveyor appointed by the Council, not by Berkeley Homes, and the number of genuinely affordable homes is legally fixed as a condition of any permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





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 E
aton