

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 09:57:58 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 9:57 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
- Other
- Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater on the grounds that this 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 The application was withdrawn in February 2023.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. 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:

Email: planning@horsham.gov.uk



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