

From: Planning@horsham.gov.uk
Sent: 11 March 2026 09:54
To: Planning
Subject: Comments for Planning Application DC/26/0366

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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

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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 the homes described as 'affordable' are not affordable to the people who live and

work in Southwater.

In the planning system, 'affordable housing' means homes priced at up to 80% of the open market

value. In Southwater, where the median house price is approximately [REDACTED] that means an

'affordable' home would cost around [REDACTED]. Berkeley Homes does not appear to be proposing

any social rented housing at all - only affordable homes to buy. Yet 80% of market value is

unaffordable to most people on local wages, making the distinction between 'affordable to buy' and

'market price' largely meaningless in practice.

The median wage for people in this area is approximately [REDACTED]. A person on that

salary can borrow approximately [REDACTED] on a standard mortgage. That is less than half the price

of an 'affordable' home.

This is not affordable. Calling it affordable does not make it affordable. The gap between local

wages and local house prices is so wide that the standard definition of 'affordable housing' is

essentially meaningless in this part of West Sussex.

Horsham District Council's policy requires 40% of homes in major developments to be genuinely

affordable - 70% as affordable rent and 30% as shared ownership. Berkeley Homes must

demonstrate, with independent evidence, that it will deliver this in a form that local people can

genuinely access. Crucially, Berkeley Homes has not demonstrated that any registered provider

has committed to taking on the affordable housing element of this development.

Without that

commitment, the affordable housing offer is unverified and cannot be relied upon.

Where housing is intended to accommodate residents displaced from other municipalities, it is

essential that those homes are in places with good access to employment, schools, services and

public transport. Southwater currently lacks all of these at the scale this development would

demand. Placing displaced residents in a location where they cannot access work, education or

services without a car does not constitute a housing solution - it creates a dormitory settlement.

That would represent a serious failure of planning policy and an unacceptable outcome for the

people placed there.

I ask that the Berkeley Homes 1,000-home proposal be refused until Berkeley Homes

demonstrates, with independently verified evidence, that the affordable homes proposed

will be genuinely accessible to people on local average wages in Southwater

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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