

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 15:24:32 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 16/03/2026 3:24 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: 4 Courtlands Southwater Horsham

Comments Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater. Neighbourhood planning exists to give communities a genuine say over where and how their village grows. Southwater residents invested significant time and effort in creating a plan that was put to a referendum and passed in June 2021. That is the strongest form of community consent available under the planning system. Housing planners may state that the plan is "out of date" being 5 years old but an online petition against this proposal has already attracted over 3000 signatories so the community sentiment back in 2021 is still current. In December 2025, Southwater Parish Council held an extraordinary meeting and voted to begin a full review of the Neighbourhood Plan - in part because of the pressure being applied by this very proposal. That review is now underway and represents the proper democratic process for deciding Southwater's future. If Berkeley Homes is permitted to build 1,000 homes before that review is complete, the Neighbourhood Plan's housing limit is rendered completely pointless. It would send a clear message to every community in England that spending years producing a Neighbourhood Plan means nothing if a large developer simply lobbies hard enough. No material planning evidence has been put forward by Berkeley Homes or Horsham District Council to justify why the community's own plan should be overridden and clearly does not satisfy the social and housing needs of the local community. I ask that the Berkeley Homes 1,000-home proposal be refused, or at minimum deferred until the Southwater Neighbourhood Plan review is complete, so that the community's democratic voice is properly respected.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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