

From: Planning@horsham.gov.uk
Sent: 23 March 2026 14:58
To: Planning
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 23/03/2026 2:58 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: 23 Windsor Court Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I am objecting to the Berkeley Homes proposal to build homes northwest of Southwater on the grounds that the wildlife impact surveys are incomplete, and Berkeley Homes is seeking to carry them out after approval rather than before - which is not permitted.

The scale of wildlife using this land such as the deer I personally see grazing across all the fields - has not been assessed in any rigorous, independent way. This is a significant and unresolved gap in the evidence base.

Planning law is clear: the impact on protected wildlife must be properly assessed before planning permission can be granted. It cannot be deferred to a later stage. This is not a technicality - it is a fundamental safeguard designed to prevent irreversible harm to wildlife being done first and assessed second.

There is established evidence of [REDACTED] wildlife using foraging routes across this land that have existed for generations. [REDACTED]

[REDACTED]. The disruption caused by a 1,000-home development to these routes and habitats has not been adequately assessed.

Berkeley Homes has argued that full surveys should wait until after the allocation is confirmed. This approach is legally improper and should be rejected. It is designed to avoid scrutiny at the stage when it is most meaningful.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton