

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 March 2026 20:02:53 UTC+01:00
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 27/03/2026 7:02 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the high-way) for a phased development comprising: the demolition of existing buildings and the construction of up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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: Vicarage Cottage Southwater Horsham

Comments Details

Commenter Type: Neighbour

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 on farmland northwest of Southwater.

Southwater residents voted in a democratic referendum in June 2021 to approve a Neighbourhood

Plan that set a clear and legally binding limit on new housing in the village - between 420 and 460

homes. That was agreed through a proper community-led process.

Berkeley Homes is now proposing more than double that number - 1,000 homes. This is not a

slight overshoot. It is a 117% breach of the limit that residents themselves set.

National planning rules state clearly that where a proposal conflicts with the current and in-date

Neighbourhood Plan, planning permission should not normally be granted. The Southwater

Neighbourhood Plan is recent, legally adopted, and carries full weight.

Berkeley Homes has provided no independent evidence to justify overriding a community plan that

was voted for by local people just five years ago. Housing planners may state that the plan is "out

of date" being 5 years ol

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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