

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:03:53 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 4:02 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
- Trees and Landscaping

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater on the grounds that the legal requirement for a 10% biodiversity gain has not been credibly demonstrated.

Since 2024 all major planning applications must achieve a minimum 10% net gain in biodiversity as a legal condition of planning permission. This is not optional. Berkeley Homes must demonstrate - before permission is granted - that biodiversity will measurably increase because of this development.

On a Weald Clay site, achieving meaningful biodiversity gain on the development site itself is particularly difficult. The ground conditions that cause drainage problems also limit the types of habitats that can be successfully created. Furthermore, the land taken up by attenuation ponds and drainage infrastructure reduces the space available for genuine habitat.

There is a serious risk that Berkeley Homes will seek to meet the 10% requirement by purchasing 'biodiversity credits' relating to habitat improvements somewhere entirely different - potentially far from Southwater. This would mean the local area around the development ends up as an ecological desert, while the paperwork shows a net gain on a distant field. Southwater residents deserve to know whether the biodiversity gain required by law will be delivered in or near the development, where people living there can see and benefit from it.

I ask that the Berkeley Homes 1,000-home proposal be refused until a credible, independently verified biodiversity net gain strategy is submitted that demonstrates genuine local ecological improvement - not remote offsetting.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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