

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:11:51 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 4:11 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 because the visual impact on the surrounding landscape has not been honestly or properly assessed.

Southwater sits on a gently elevated, open plateau. Unlike settlements protected by valleys or woodland, the quality of Southwater's setting is defined by its wide, open views across the Low Weald countryside. This is one of the things that makes living here distinctive - the sense of being in a village in open countryside rather than in continuous suburban sprawl.

Building 1,000 homes along the western edge of the village will fundamentally alter what is visible from the surrounding countryside. A continuous line of rooftops, streets and buildings extending across the current farmland will be visible for considerable distances - changing the character of the landscape irreversibly.

There is an added cumulative dimension. The Golf Club site to the north and Broadacres to the east are both adding hundreds of homes to Southwater's edges at the same time. No Landscape and Visual Impact Assessment has been done that looks at all three developments together and honestly assesses what Southwater will look like from the surrounding countryside when they are all complete.

This is not a subjective preference. Protecting landscape character is a specific requirement of national planning law and the Southwater Neighbourhood Plan. I ask that the Berkeley Homes 1,000-home proposal be refused until a full cumulative Landscape and Visual Impact Assessment covering all three concurrent Southwater developments has been independently conducted.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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