

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:15:13 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 4:15 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 on the grounds that no genuine, independently demonstrated local housing need for 1,000 homes in this specific village has been established. Planning rules require that housing development addresses real, locally identified need - not simply that it adds to a district-wide number. The question is not 'does Horsham District need housing?' - of course it does. The question is: 'is there genuine evidence that Southwater specifically needs 1,000 more homes, over and above the 1,150 already committed?' The honest answer is no. Much of the housing pressure in this part of West Sussex originates from Gatwick Airport's workforce, Crawley reaching its boundaries, and coastal towns to the south. These are pressures generated elsewhere and should be addressed near where they arise - not transferred to a village with limited employment of its own. Horsham's own economic strategy identifies North Horsham and the Gatwick Diamond as the primary employment and growth corridors - not Southwater. Building 1,000 homes in Southwater does not put people near jobs - it creates a commuter dormitory served by a congested A-road. Berkeley Homes owns this land. That is why it is promoting this site. Land ownership is not the same as planning justification. I ask that the Berkeley Homes 1,000-home proposal be refused until Horsham District Council and Berkeley Homes have published transparent, independently reviewed evidence that genuine local housing need for 1,000 homes in Southwater - not in Horsham District generally - has been established.

Kind regards

Telephone:

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