

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 March 2026 20:28:10 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 25/03/2026 7:28 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: The Landings New Road Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking

- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I ask that the Berkeley Homes 1000 homes proposal in Southwater be refused on the grounds that it will pose an unacceptable and unmitigated risk of flooding to my property and other existing neighbouring properties, be refused until fully independent, comprehensive wildlife surveys covering the entire site are completed and published

As a resident of New Road building on the land surrounding this area will almost definitely increase the risk of flooding to our properties and gardens. Most house are over 100 years old and are surrounded by mature trees and farmland. Local drainage ditches and local streams already overflow with excessive rainwater and the surrounding fields have maintained surface water for the past winters- heavy and extreme rainfall cannot escape through this heavy clay soil. If this land is built on, filled with concrete, hard roofs and highways where is this water going to drain? Once built ,there will be no mechanism to fix the problem of flooding; drainage ponds will not be sufficient. This needs a serious engineering consultation which hasn't been forthcoming,rainwater will not soak away with standard drainage systems.

Are Berkeley homes going to provide legal assurance against flood risk to our existing properties and gardens?

Along with the potential damage to property through flooding, have they had any thought over the damage to the woodland and its inhabitants? Two areas within this plan are designated as "ancient woodland" With an increase in water levels caused by this potential build, it will kill off these areas. The impact on the local wildlife needs to be assessed before planning is submitted not after, it is a legal safeguard. Why have HDC allowed this planning proposal to go ahead without it? Scrutiny at this stage is imperative. The environmental impact will be devastating - wilful destruction of their natural habitats.

I am also concerned over our right to light. Under the Prescription Act of 1832 we have enjoyed uninterrupted light for more than 20 years. With the proposed plan, the adequate light levels will be severely diminished.

Along with personal reasons, this village does not need any more development. It doesn't need two centres, it has one. It will no longer be a village but a town with nothing to provide its inhabitants. Where are the centres for employment? Where are the residents going to shop, relax or walk? Horsham is already at a bottleneck, high rates causing business to close down, no independent shops, car parks overflowing and in-between Southwater and Horsham an ever increasingly busy main A road. Adding another 1000 homes will just cause local frustration and lose the community spirit that it has.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton