

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 March 2026 16:57:40 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 12/03/2026 4:57 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: 8 Stonebridge Court Blackbridge Lane Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Overdevelopment

Comments:

Southwater residents voted in a referendum five years ago to approve a Neighbourhood Plan that set binding limit on new housing in the village of between 420 and 460 homes. Berkeley Homes is now proposing more than double that number - 1,000 homes, which far exceeds the number set by residents. In addition, 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.

Not only that, the planned development will undeniably increase surface water flooding that already affects existing residents. The flooding in the past couple of months has been notable not just in and around Christ's Hospital but the wider area. The site is currently farmland and once it is replaced by 1,000' homes worth of asphalt - roads, driveways, pavements and car parks, the volume of rainwater running off the site into local watercourses will increase in a major way. There is also no realistic alternative to driving in this area, unless you happen to live right by Christ's Hospital station, and the roads simply won't be able to hold that volume of traffic.

In the summer, last summer's drought (and even the water supply issues in January) showed that there is simply not a sufficient water supply even for the current housing market, let alone for 1,000 further homes.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

