

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 March 2026 18:01:55 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 23/03/2026 6:01 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: South Pilfolds Tower Hill Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity

- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I ask that the Berkeley Homes 1,000-home proposal be refused for the following reasons.

The direct impacts of the scheme on our property include -

Increased Issues with flooding and drainage that routes diagonally across the fields at the end of our garden.

When Tesco Broadbridge Heath was constructed, the earth and rubble was deposited on the field at the end of our garden, which resulted in significant flooding to our land because it caused the level of the water table to change. The solution to this was to run a drainage pipe from our land, across the field that you are proposing to build on, and ending in the lake at the other side of the field. Despite this, parts of our garden are still permanently waterlogged all year.

The proposed travellers site at end of garden, which will inevitably lead to significantly increased noise and loss of privacy.

Traffic noise and congestion on Tower Hill, a road which is barely suitable for current traffic loads.

Loss of view - we live in a rural area with views of fields and woodland.

Planning considerations

The proposed development directly and fundamentally conflicts with the adopted Southwater Neighbourhood Plan on the number of homes allowed.

Neighbourhood Plan policy requires meaningful gaps to be maintained between Southwater and adjacent settlements. Christ's Hospital, which is immediately adjacent to parts of the proposed development site is clearly a settlement at risk. A proper cumulative landscape assessment must be carried out demonstrating that meaningful separation between Southwater and Christ's Hospital can be maintained.

Southwater has already substantially exceeded its proportionate and democratically agreed housing contribution. The current committed total of c1,150 homes is already 2.6 times the Neighbourhood Plan figure. If the Berkeley Homes application is approved this will be a total of 2,150 homes, 4.7 times the Neighbourhood Plan allocation and a 62.9% increase on what is already committed.

The scheme is clearly developer-led with no credible independent

planning justification, and its inclusion in the Local Plan appears to reflect developer lobbying rather than genuine community need.

Horsham District Council should be required to demonstrate that all identified brownfield land on its December 2024 Brownfield Register has been fully considered before any further greenfield development at Southwater is permitted.

Flood risk

This development poses an unacceptable and unmitigated risk of increasing flood risk to existing residents and properties. The local geology has been classified by the Environment Agency as a Non-Aquifer with a very low infiltration coefficient, and the effect of this is that rainwater cannot soak away - standard soakaway drainage systems are completely ineffective on this soil type.

There are known problems already in the local area - gardens on the nearby Blakes Farm estate have flooded repeatedly due to the same clay soil.

Local amenities and infrastructure

Given the history of promised vs delivered infrastructure with developments in and around the Southwater area, any application should be delayed until NHS England has formally confirmed that funded, deliverable primary healthcare provision exists to serve the combined population increase from all committed Southwater developments.

The A24 corridor and local road network cannot accommodate the traffic the proposed scheme would generate, and no viable mitigation has been demonstrated.

The A24 is already at or beyond capacity at peak times - confirmed in HDC's own evidence based on the Hop Oast roundabout, which is already recorded at capacity by HDC. 800 homes at the Golf Club site have already approved, and an additional 1,000 Berkeley Homes would lead to 1,800 new homes all feeding into the same junction. A previous objection raised by West Sussex County Council Highways to Berkeley Homes' prior 1,500-home application on traffic grounds was unresolved.

The site is inherently car-dependent by geography, with no credible prospect of genuinely sustainable travel alternatives being delivered or offered as part of the scheme.

Our home, which we have lived in for the last 33 years is adjacent to the scheme. We have seen significant development in and

around the area and understand the historic requirement for new housing stock; however we believe that this scheme is a step too far and not in the interests of the community or the wider area of Southwater and Christs Hospital for the reasons set out in this letter.

Kind regards

Telephone:

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