

From: Planning@horsham.gov.uk
Sent: 23 March 2026 19:33
To: Planning
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 7:32 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: 6 Blue Coat Pond Christs Hospital Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: With reference to the Berkeley Homes application to build 1000 extra homes in Southwater

The Berkeley Homes public consultation in November 2025, which we attended, was very poorly presented. It was staffed by representatives who were not cognisant with the area, were not knowledgeable about many of the details of the proposed development and, in some instances, gave erroneous and false information.

1. The cumulative total of all the new homes proposed in this area will hugely impact the local infrastructure.
2. The local road network cannot accommodate the traffic the Horsham Golf Club and

Berkeley Homes plans would generate and we believe there are no scheduled highway improvements.

You may be familiar with the narrow Tower Hill and Two Mile Ash Roads. They would be unsuitable to cope with any increase in the volume of traffic if used as an alternative route due to heavy congestion on Worthing Road.

3. We live in the hamlet of Christs Hospital. The Berkeley Homes development would cause a ribbon development joining Southwater to Christs Hospital. Noise, disturbance and traffic implications would ensue.

Christs Hospital railway station would bound to attract more passengers, and commuters from the Berkeley Homes development would be able to access the station along the narrow Two Mile Ash and Christs Hospital Roads impacting residents. Parking on side roads to avoid car parking charges would increase. The roads from Tower Hill to Christs Hospital Sports Centre at certain times of the day are already at full capacity and could not tolerate more traffic using that route to access the Berkeley Homes development.

4. If a new secondary school is built pupils will be attracted from a wide rural area so, again, there will be a severe increase in the volume of traffic on all access roads, impacting the hamlet of Christs Hospital. If the construction of a new school does not go ahead there will be scope for even more housing development.

5. There will be damage to irreplaceable ancient woodland and destruction of wildlife.

We believe planners have a responsibility to uphold the views of the local community, to consider the environmental effects and not just enable developers and landowners to make huge profits.

[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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