

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 March 2026 09:53:20 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 11/03/2026 9:53 AM.

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: 7 Courtlands Southwater Horsham West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Loss of General Amenity

- Other
- Overdevelopment
- Trees and Landscaping

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because it will erode the physical separation between Southwater and Christ's Hospital, which the Neighbourhood Plan specifically requires to be maintained. Southwater and Christ's Hospital are distinct and separate settlements. The open land between them - much of which falls within or adjacent to the Berkeley Homes development area - currently provides the physical separation that keeps them distinct. Once that land is built over, the gap between the two settlements is gone. The Southwater Neighbourhood Plan explicitly requires that development maintains meaningful gaps between the village and adjacent settlements, to prevent the merging - or 'coalescence' - of communities. This is a widely recognised planning principle. Berkeley Homes' proposal directly conflicts with it. Two other large developments are also underway at the edges of Southwater. The Golf Club site development and Broadacres are both expanding the village boundary. No landscape assessment has ever been done of what all three schemes together mean for the spaces between Southwater and its neighbouring settlements. The cumulative loss of separation has never been honestly addressed in any planning document submitted by Berkeley Homes. I ask that the Berkeley Homes 1,000-home proposal be refused until a proper cumulative landscape assessment has been carried out demonstrating that meaningful separation between Southwater and Christ's Hospital can be maintained.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





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