

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 March 2026 10:31:12 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 9:31 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: Bridleway House Two Mile Ash Horsham West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because it poses a serious risk to two irreplaceable areas of ancient woodland.

Courtland Wood and Smith's Copse sit immediately alongside the proposed development site. Both are designated ancient woodlands - habitats that have existed continuously for over 400 years.

Under national planning law, ancient woodland has near-absolute protection. It cannot be recreated. It cannot be compensated for by planting trees elsewhere. Once damaged, it is gone. The risk is not limited to direct physical encroachment. The massive drainage engineering that would be required on this Weald Clay site - large attenuation ponds, underground storage tanks, and controlled drainage channels - would change the movement of water through the soil across a wide area around the site. Changes to groundwater levels and soil moisture can damage and kill ancient woodland trees through their root systems without any physical entry into the woodland.

Berkeley Homes has not provided any independent assessment of this specific hydrological risk to Courtland Wood and Smith's Copse. A developer's own consultant report is not sufficient for a risk that is permanent and irreversible.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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