

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 15:32:37 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 16/03/2026 3:32 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: 4 Courtlands Southwater Horsham

Comments Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater because the development will increase surface water flooding that already affects existing residents.

The 141-hectare site is currently farmland. Farmland, even on clay, slows the movement of rainwater into local streams and ditches. Once it is replaced with 1,000 homes' worth of roofs, roads, driveways, pavements and car parks, the volume of rainwater running off the site into local watercourses will increase dramatically - and it will arrive faster. The scale of attenuation required to manage this runoff is substantial. The roofs alone - at 50m² per home across 1,000 properties and a rainfall of 0.75m - would generate enough water to require 7.5 hectares of child-safe attenuation area (defined as no more than 50cm water depth).

Once anticipated climate change factors are applied, that figure rises to 10.5 hectares. This is an enormous land take within the development, and there is no evidence that Berkeley Homes has adequately planned for it.

Local streams and drainage channels in this area already overflow during heavy rain. Residents already experience waterlogged gardens and flooded access routes after storms. Adding the runoff from 141 hectares of new hard surfaces - however it is managed by attenuation ponds - creates a real and material risk of making this significantly worse.

Climate change is making extreme rainfall events more frequent and more intense. The drainage system for this development must be designed for the worst case, not average conditions. There is no evidence that Berkeley Homes has done this.

If flooding increases after the development is built, there is no remedy available to affected residents. The damage is permanent.

I ask that the Berkeley Homes 1,000-home proposal be refused on the grounds that it poses an unacceptable and unmitigated risk of increasing flood risk to existing Southwater residents and properties.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton