From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 November 2026 12:52:22 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 22/11/2026 12:52 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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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

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
Comments:	Objection to DC/26/0366: setting of Great House Farmhouse (Grade II* listed). Great House Farmhouse is listed Grade II*. Under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have special regard to the desirability of preserving the setting of a listed building. Berkeley itself relies on the farmhouse's setting to justify moving the secondary school (Berkeley Strategic Land Matter 6b statement, examination document MJB6b.04, paras 1.34 and 1.37), which confirms that the setting is a real constraint. The 40-metre setback around the farmhouse, increased from 10-15 metres in earlier versions, appears only on illustrative plans in Berkeley's Design and Access Statement. In an outline application, illustrative plans secure nothing, and Berkeley describes its phasing as "illustrative and may evolve" (Design and Access Statement, Indicative Phasing Strategy). Berkeley states that a Built Heritage Assessment accompanies the application (MJB6b.04 para 1.41), but it was not tested at the Local Plan examination. The 2022 stakeholder feedback recorded in Berkeley's Design and Access Statement asked for "further heritage assessment of how setting contributes to significance". SRS has seen no sign that this was done, or that Historic England has commented. SRS asks that the application is not approved unless: 1. Historic England's view on the effect on the setting of this Grade II* building is obtained and published before determination 2. the minimum 40-metre setback, and the open setting it protects, is fixed on an approved parameter plan or by condition, not left to illustrative plans.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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