

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 April 2026 21:54:23 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 20/04/2026 9:54 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: Old Lodge Christs Hospital Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: I strongly object to this development of 1000 homes between Christs Hospital and Southwater. This is over development on a huge scale and will irreversibly damage the countryside.

This development directly and fundamentally conflicts with the adopted Southwater Neighbourhood Plan on the number of homes allowed.

We have lived here for over 10 years now and the flooding of the roads has increased hugely in the last 5 years, all directions from us to Horsham, to Southwater, to Barns Green and out onto Five Oaks all get flooded, so I ask that the Berkeley Homes 1,000-home proposal be refused until an independent, specialist drainage engineer - with specific Weald Clay experience - has verified that flooding risk will not increase for existing residents or downstream watercourses.

These plans alone are over development of a countryside location but there's been no cumulative impact assessment done for the 350 homes being built at the Broadacres development and also now the 800 (!!) homes being built at Horsham Golf course! The additional people putting more strain on our healthcare provision which is already at full capacity or under strain plus the additional cars on the roads. There is no thought to how this will impact the area.

Christs Hospital is a small settlement with country roads which are not even B roads, the additional strain on the roads surrounding us will have a negative and dangerous impact on us all. This is an area without pavements making walking dangerous, no lighting, little public transport meaning the only mode of transport is by car. This development is therefore totally in the wrong area and therefore does not meet climate objectives.

Lastly, how can this meet climate objectives when two areas of irreplaceable ancient woodland are immediately adjacent and at direct risk?

This development is at a scale and location that is totally unsuitable and without any evidence to suggest this meets local needs to be stopped.

Kind regards

Telephone:

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