

[REDACTED]

Sent: 25 June 2026 14:53
To: Planning
Subject: Re: Planning proposal for extension of Berkeley Homes Southwater development
Broadacres to join Christs Hospital. FAO Chief Planning Officer

Categories: Comments Received

Dear Sirs,

I write on behalf of Bluecoat Pond Management Company Limited, for whom we act as Managing Agents.

A recent planning application submitted by Berkeley Homes proposed an extension of their existing Broadacres development in Southwater, which would ultimately connect with the Bluecoat Pond site at Christs Hospital.

As originally submitted, the proposal included the construction of a car park adjacent to Bluecoat Pond, involving the hard surfacing of an existing field. Although this element of the application has since been amended, it has raised significant concerns regarding a drain that runs beneath the field and serves the residents of Bluecoat Pond.

Given the potential for development activity in this location, we wanted to ensure that the existence and maintenance responsibility of this drain are formally brought to your attention. We would appreciate it if this information could be taken into account during any future planning or development considerations relating to the site.

I would be grateful if you could confirm whether Horsham District Council is aware of the drain in question and advise what requirements or protections would apply in relation to any future development proposals affecting the land above or surrounding it.

In addition, any guidance you can provide regarding situations where land is transferred to a developer but contains drainage infrastructure owned and maintained by a separate party would be greatly appreciated.

For completeness, I can confirm that I have also written to Berkeley Homes to make them aware of this matter and the potential implications for future development.

Please treat this correspondence as formal notice of the issue. We would be grateful for an acknowledgement of receipt and a response at your earliest convenience.

Many thanks.

Kind regards

[REDACTED]
Head of Business Development

Please note that due to an increased work load and unprecedented volume of emails, response times may be longer than usual. Emergencies will be prioritised at this time.

Please note my hours are Monday, Tuesday and Thursday and Friday 9am – 5.30pm. I am out of the office on a Wednesday.

Courtney Green Ltd
25 Carfax, Horsham, West Sussex RH12 1EE

Web: www.courtneygreen.co.uk

This email and its attachments are for the intended recipient only and may contain information that is confidential. If you are not the intended recipient then you should not read, copy, disclose, or otherwise use this message. If received in error please advise the sender by return e-mail or telephone and delete this communication from your system. Although we have taken steps to ensure that this e-mail and attachments are free from virus we advise that, in accordance with good computing practice, the recipient should ensure that they are actually virus free. ALL NEGOTIATIONS AND REFERENCES ARE MADE SUBJECT TO CONTRACT.

Privacy Policy:

<http://courtneygreen.co.uk/index.php/residential-property-management/privacy-notice-estate-management-department/>