

HORSHAM DENNE NEIGHBOURHOOD COUNCIL

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Planning Department
Horsham District Council
Parkside
Horsham RH12 1RL

17th July 2023

Dear Sirs

DC/23/1178 – Horsham Golf Park, Denne Park, Horsham

Although the application is not in the Horsham Denne Neighbourhood Council area, the proposed development does border our area. The location is outside the built-up area specified in the Blueprint Neighbourhood Plan for Horsham Town, and also outside the built-up boundary for the Southwater Neighbourhood Plan. At the moment there is no major development to the east of Worthing Rd and A24, so this would completely change the character of the area. HDNC is concerned about encroaching coalescence between Horsham and Southwater.

HDNC understands and supports the requirement for additional sports facilities. However, we are not convinced that this is a suitable location for 800 dwellings.

The infrastructure and facilities included in the application will impact on the HDNC area. Regarding Community facilities there is mention in the Design and Access statement regarding “potential” for a convenience store, co-working and a healthcare centre although that is dependent on a request from the NHS and a large financial contribution from the Developer. Slightly firmer intentions are stated regarding a community centre and nursery, but basically there are no specific commitments; so the development may be dependent on existing settlements for facilities. People are much more likely to head for Horsham than Southwater for services and shopping. This may benefit the town centre economy but will put a further strain on medical and educational facilities.

Public Transport seems to be totally reliant on the Park and Ride which only operates at reasonably frequent intervals during business hours. HDNC is very concerned about the likelihood of more pedestrians and cyclists using Worthing Rd, which is very dangerous due to the narrow road and lack of pavements.

As the development is on the top of the hill overlooking Horsham Town, there is a potential for water run-off which could cause flooding. 800 residences will obliterate a large area of permeable land. HDNC could not find any clear information regarding the use of sustainable drainage systems (SUDS) or other methods to mitigate against flooding.

HDNC does not have the expertise to assess the Water Neutrality statements, and we await the response from Natural England before forming an opinion.

In view of our concerns and the potential impact on the HDNC area, we object to this application in its current form. We realise it is an outline plan but consider there is insufficient detail to justify approval. HDNC would wish to be informed of any updates before a recommendation is made by the Case Officer.

Yours faithfully



Sara Doy
Clerk to Horsham Denne Neighbourhood Council