



From: Planning@horsham.gov.uk
Sent: 14 April 2026 09:55
To: Planning
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 14/04/2026 9:55 AM.

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

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Customer Details

Address:	Flat 3 Coleridge B Christ's Hospital Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other
Comments:	To whom it may concern, The plans seem to make no account of public transport. Their website claims it is sustainable, but then mentions parking at Christ's Hospital, which is clearly unrealistic given the shortage of parking there for members of BCS and the school itself. A development of this size would need a significant improvement in public transport links and the roads surrounding it. If the development is seriously considering parking at Christ's Hospital it would need at a minimum

to improve Christ's Hospital Road, which is too narrow for increased traffic, especially given how frequently potholes arise at the junction with Two Mile Ash Road. This is a welcome extra access route to Christ's Hospital from their plans, but it is in no way safe or realistic without improvements to the road that links this new development and the school's public access.

Their website says "Investment in local Bus Transport" - how would this happen? How long for? I find it very hard to believe they will take an active interest in bus transportation post-development. I would also note that their most recent development in Southwater accounted for absolutely no public transport through the development, making roads too narrow and windy for a bus to get through safely. A proper investment in public transport would see bus lanes built, or better yet tram lines that could handle the significant increase in local residents. Given its position, residents would be forced to take trains from Christ's Hospital or Horsham, given Southwater has no train station. Thus, regular and well-invested connections to these stations are a must, and the last two developments did little to facilitate this.

An expansion this size would clearly need a bus or, ideally, a tram route, neither of which is clearly planned for from their website. Likewise, their claim of cycle routes rings hollow - the only provision for cyclists in their recent development was the public right of way that already existed. Likewise, their "affordable home" quota of 35% should be very carefully scrutinised against what they provided in their more recent development. The development links to a public right of way straight through Christ's Hospital. The school has in the past very reasonably asked to adjust this route for safeguarding reasons, which the council foolishly rejected. Now they propose to build a significant number of extra houses in the local area - is the council taking into account the extra safeguarding risks this poses? Are you going to move the public right of way, thus rendering this part of the plan poorly executed?

Relatedly, there are random stars over their "masterplan" map without explanation? Are these key locations? Why? How did they factor this into their development of transportation? What is the extra cost to the council to maintain and repair the roads and potholes from all this extra traffic, especially in a EV world where cars have significant extra weight?

Finally, the designs. I am pleased that they have decided to build local amenities this time - it was unbelievable that the last set of development did not do so. In the modern era, it seems mad not to develop with local shops within walking distance. However, where are they putting the solar panels? Their last development had none, and their current plans have no areas set aside for them. Presumably they will be on the houses? In which case, why do only one of the pictures show this happening?

I have serious concerns over the council's ability to hold them to account after the fact. This all seems like smoke and mirrors, and the final development will be a significant disappointment. The council must insist on holding them to account monetarily and with penalties, as well as incorporate the concerns above.

Yours sincerely,

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Kind regards

Telephone:

Email: planning@horsham.gov.uk



