

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 April 2026 11:01:01 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 14/04/2026 11:01 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

[Click for further information](#)

Customer Details

Address: 46 Centenary Road Southwater Horsham, West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking
 - Loss of General Amenity
 - Other

Comments: I object to this planning application for the following reasons:

Uncertainty regarding delivery of a secondary school

The documentation refers to the need for a new secondary school. This is a huge problem in this area, one which causes distress ever single academic year, with more and more children being sent long distances to secure a secondary school place. The addition of thousands of new children will leave thousands of children (existing and in the new development) without a local secondary school place.

The application notes that a secondary school is planned to be provided in Phase 1 and it says that discussions with WSCC have occurred regarding this. However, there is no certainty; these discussions rarely come to fruition. A condition of consent or other planning mechanism must be applied to any consent granted which prevents any house on the site from being handed over or occupied until such a secondary school is built, signed off on, and operational. Until and unless this happens, I cannot see how Council can justify the approval of the application and I and many others will continue to object.

Lack of infrastructure to support the new population

In addition to a lack of school places, there is no mention of other infrastructure such as doctors and dentists. It is already near impossible to get an appointment with a doctor or a place with a local dentist; where are the thousands of new people going to go for this, and what is going to happen to the existing residents' access to these already deficient services?

Existing road infrastructure unable to accommodate development

The roads in this area are designed to support a village, not a huge town. The existing roads are in poor repair with no sign of improvements. Cars already speed through the pedestrian crossings outside of the two existing schools on Worthing Road. It is already difficult to pull out on the Hop Oast roundabout. Adding thousands of new cars to this system is going to be dangerous and chaotic.

I understand that Council is under pressure to deliver new housing in the area, and I understand that some form of consent on this site is likely, but please consider structuring the consent in such a

way that the necessary infrastructure, particularly the secondary school, is delivered first, before the other uses are allowed to operate.

Thank you

Kind regards

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