

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 April 2026 14:39:20 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 2:39 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: Stumbleholme Southwater Street Southwater

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking

Comments:

The plans submitted have failed to include comments made during the initial public consultation regarding the impact to Southwater Street.

1) By including two new schools the impact on traffic to the local area during pick-up and drop-off times is going to be dramatically increased. My concern is that the new proposed estate will have very limited parking opportunities for parents, Worthing Road is not possible to park on, and therefore Southwater Street is going to become an obvious car park lined with cars morning and afternoon. If these plans are to go ahead Southwater Street needs to be protected with parking restrictions from Worthing Road down to Swallow Field Copse and must be retained for residents only.

2) With the separate proposed re-development of the golf course and this new proposed development the traffic demand on Southwater Street is going to increase. There are many disabled, elderly, and vulnerable people who use this route daily including many school children from both SJA, Castlewood, and presumably the two new proposed schools, that would use the footpath along Southwater Street regularly. No plans have been included in the proposal to make Southwater Street safer for pedestrians. It is only a matter of time before there is a serious accident on Southwater Street as it is currently. I suggest the introduction of a 1-way/give-way system with speed bumps between Swallow Field Copse and Worthing Road (or alike) with a widened and less undulating footpath, a new safer crossing at the Worthing Road junction (on Southwater Street), as well as an additional safe crossing over Worthing Road to the new development.

3) The plans make reference to a public footpath that links Roberts Close to Southwater Street. This footpath runs partially through the demise of Stumblehome. This footpath is a very narrow, undulating and off-camber mud path which is largely unusable in any kind of wet weather. With the proposed anticipated increase in public use we would welcome plans to properly surface this footpath as part of these proposals.

These three points should be included as conditions of the Contractor for pre-commencement of any construction works.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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