

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 March 2026 11:28:05 UTC+00:00  
**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 09/03/2026 11:28 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 residential dwellings (including affordable housing) (Use Classes C2 and C3); 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:** 15 Eames View, Southwater Southwater Horsham

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments neither objecting to or supporting the Planning Application

**Reasons for comment:** - Other

Comments:

The speed limits for the entire development should be set at 20mph.

There are several clear reasons why this is necessary.

The existing Berkeley Broadacres estate is currently designated as 30mph, yet in reality the roads are unsafe to drive at that speed. I live on the estate and can confirm that there are still no proper road signs indicating a 20mph limit. Instead, temporary signs such as "Careful - children playing" have been installed, which suggests that the road design itself clearly anticipated lower speeds.

It seems likely that some form of administrative or regulatory barrier prevented the estate from being formally designated as 20mph from the outset. However, the layout and character of the roads were obviously designed with 20mph traffic in mind, and the current 30mph designation does not reflect how the roads function in practice.

For this new development, it is important that this mistake is not repeated. The roads should be formally set to 20mph from the outset, rather than retrofitted later once safety concerns emerge.

More broadly, most non-arterial roads in Southwater would benefit from 20mph limits. Given the emphasis on green space, pedestrian areas, and cycle routes within the development plan, a lower speed limit is the logical and responsible approach. It would improve safety for families and children, encourage walking and cycling, and help maintain the character of the area.

Importantly, a 20mph limit would also help prevent the development from becoming a rat-run or shortcut for drivers travelling between Christ's Hospital and Southwater centre.

For all these reasons, setting the development's roads at 20mph from the outset is a sensible, practical, and safety-focused decision, and I strongly encourage the council to make this a requirement.

---

Kind regards

Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



---

**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E  
aton