

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 April 2026 15:42:58 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 21/04/2026 3:42 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: Public Health West Sussex County Council Chichester

Comments Details

Commenter Type: Consultee

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Other

Comments:

Thank you for giving WSCC Public Health Team the opportunity to comment on the Health Impact Assessment (HIA) that will support the planning and development of the Land Northwest of South Water.

The HIA has been framed around a definition of health and wellbeing that includes the social (wider) determinants of health making use of the Healthy Urban Development Unit HIA tool, a recognised framework for evaluating health impacts in planning.

The HIA report presents clear aims and objectives of the project including a clear methodology with robust coverage of planning and health policies, preapplication and community engagement. There is a detailed description of populations affected, and health inequalities addressed; such as extra care settings for older people and people with disability, affordable and accessible housing, employment and schools and Gypsy and traveller pitches.

Positive contributions to health and wellbeing include: the provision of healthy housing and inclusive design, the promotion of active travel and physical activity, investment in green infrastructure and access to nature to support mental wellbeing, a healthy and accessible food environment, strong social infrastructure and community cohesion, promotion of a resilient and inclusive local economy, and measures that enhance climate resilience and environmental sustainability.

The HIA would be strengthened by conducting a health and social care service capacity assessment and follow up of proposed actions to secure developer contributions to mitigate increased demand on primary care, community health and social care services. The case for supporting a resilient economy could be strengthened by highlighting relevant economic strategies such as the West Sussex Economic Strategy 2025-2035. Also, at later stages of the application process, consider inclusion of post occupancy management and maintenance of community resources to enhance long term functionality quality and accessibility.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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