From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 November 2026 12:46:09 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 22/11/2026 12:46 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:	Courtlands Southwater Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking

Comments:	Objection to DC/26/0366: walking, cycling and rail access. Part 7(b) of draft Local Plan Strategic Policy HA3, as modified by Main Modification MM214, requires: enhancement of the Downs Link; a road link to Two Mile Ash Road; a new footway and cycleway along Station Road to Christ's Hospital station; a car park and cycle storage at the station; and exploring bus services to the station (Horsham District Council Matter 6b statement, examination document MJB6b.01, paras 10-14). The application weakens each of the active travel elements. The Christ's Hospital car park has been dropped, and Berkeley asks for the requirement to be deleted (Berkeley Strategic Land Matter 6b statement, examination document MJB6b.04, paras 1.15-1.16). The Station Road footway and cycleway is "subject to the availability of sufficient highway land", which both the Council and Berkeley accept may not exist (MJB6b.01 para 12; MJB6b.04 para 1.14). Berkeley now calls Christ's Hospital a "secondary" rail option (MJB6b.04 para 1.21), although its own Design and Access Statement puts the station a 15-20 minute walk from the site. There is still no secured, safe crossing of the A24 for daily trips, or for children from the existing village walking or cycling to the new secondary school. In 2025 the Council, supported by Active Travel England, argued in its judicial review of the Horsham Golf Club appeal decision that that site, on the same Worthing Road/A24 corridor, was unsustainable in active travel terms (Horsham District Council news release, August 2025). Berkeley says buses will rise to every 15 minutes (MJB6b.04 para 1.20), but has not said for how many years that service will be funded. WSCC's resurfacing of the Downs Link in 2026/27 is WSCC's own programmed work, not mitigation for 1,000 homes, and does not make the route lit or safe for year-round commuting and school journeys. SRS asks that the application is not approved unless conditions or a Section 106 agreement secure: 1. a specified alternative walking and cycling route to Christ's Hospital station if the Station Road highway land is not available 2. safe crossings of the A24 in place before the secondary school opens 3. the car park and cycle storage at Christ's Hospital station required by Policy HA3 part 7(b) 4. the bus service subsidy, with its frequency and the number of years it is funded 5. lighting and surfacing of the Downs Link to a standard suitable for daily commuting and school journeys.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council