From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 November 2026 12:48:11 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 12:48 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:	- Design - Other
Comments:	Objection to DC/26/0366: location, funding and timing of the secondary school. Horsham District Council accepts that this application places the secondary school off the site safeguarded for it in the made Southwater Neighbourhood Plan (Policy SNP3), and describes this as "a departure from the development plan" (HDC Matter 6b hearing statement, examination document MJB6b.01, September 2026, para 21). Berkeley asked the Local Plan Inspector to rewrite Main Modification MM204 to remove the expectation that the school is on the SNP3 site, partly citing the setting of Great House Farmhouse (Berkeley Strategic Land Matter 6b statement, examination document MJB6b.04, paras 1.34, 1.37 and 1.40). The Inspector has left the location to this application, so the Council must now decide it and justify any departure. The Council calls the secondary school "particularly critical" and needed in an early phase (MJB6b.01 paras 34-36). But the application offers only that the "School site is to be serviced in Phase 1" (Berkeley Design and Access Statement, Design Evolution 2025): serviced land, not a school. Berkeley seeks education land "and/or" contributions and says the Infrastructure Delivery Plan should not rely on Section 106 alone (MJB6b.04 paras 1.32 and 1.51-1.52). West Sussex County Council Education is only neutral on location (MJB6b.04 para 1.39). No party has committed to fund or build the school by a defined date. Without fixed triggers, the first homes will generate pupils with no local secondary school place. There is also no evidence that children from the existing village can walk or cycle safely to either school site, since both require crossing or travelling along the A24/Worthing Road corridor. SRS asks that the application is not approved unless: 1. the departure from Southwater Neighbourhood Plan Policy SNP3 is advertised and justified, with the chosen school site fixed on an approved parameter plan 2. the school land is serviced and transferred to WSCC before the first occupation 3. a funding agreement with WSCC, setting amounts and payment stages, is completed before the first occupation 4. the school opens by an occupation threshold set by WSCC from its pupil yield data 5. safe walking and cycling routes from the existing village, and a safe transport corridor from north of the A24, are in place before the school opens.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council