

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 08 April 2026 10:02:31 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 08/04/2026 10:02 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 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: 28 Worcester Villas Brighton and Hove

### Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Trees and Landscaping

Comments:

I am writing to express my strong support for outline planning application DC/26/0366. While I understand that large-scale development often generates local apprehension, a careful examination of this proposal against material planning considerations demonstrates that it is a well-considered, sustainable, and necessary response to the district's housing needs.

I urge the council to approve this outline application based on the following material planning merits, which robustly address the concerns raised by objectors:

Objectors claim this development does not serve local needs, yet the application explicitly provides for affordable housing, up to 80 specialist accommodation units (Use Class C2), and gypsy/traveller pitches. These are precisely the types of housing that address critical, unmet local requirements. Delivering up to 1,000 homes aligns directly with the National Planning Policy Framework's (NPPF) mandate to significantly boost the supply of housing. The provision of affordable homes will allow young local residents and families to remain in the district, directly combatting the affordability crisis that currently prices them out.

Arguments that this development represents a "population surge" without infrastructure ignore the explicit contents of the application. This is not a piecemeal housing estate; it is a masterplanned, mixed-use neighbourhood. The inclusion of education facilities (Use Class F1(a)), a mixed-use neighbourhood centre, business floorspace, and a community building ensures that core amenities are built alongside the housing. Furthermore, standard Section 106 agreements and the Community Infrastructure Levy (CIL) will legally bind the developer to fund proportionate expansions to local NHS healthcare, public transport, and off-site infrastructure.

Concerns regarding congestion on Worthing Road must be viewed in the context of modern transport planning. By creating a mixed-use environment that includes employment floorspace (Use Classes B2, B8, and E(g)), education, and retail on-site, the development fosters a "15-minute neighbourhood" model, significantly reducing the need for residents to make external car journeys. Furthermore, the application includes improvements to public rights of way, promoting active travel (walking and cycling). The Highways Authority will undoubtedly require a robust Transport Assessment and appropriate junction mitigation as part of the reserved matters, ensuring traffic impacts are properly managed.

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The assertion that this development will cause a "catastrophic" loss of nature misunderstands the current ecological value of intensive farmland. Agricultural land is often ecologically impoverished due to monoculture and pesticide use. Under current environmental planning legislation, this development must deliver a mandatory Biodiversity Net Gain (BNG) of at least 10%. The inclusion of dedicated public open space, landscaping, and the retention/improvement of green corridors will likely result in a richer, better-managed habitat for local wildlife than the existing agricultural use.

Fears regarding flooding and water supply are routinely managed through strict planning conditions and building regulations. Outline planning requires the implementation of Sustainable Drainage Systems (SuDS). These systems are highly effective at managing surface water run-off, often improving drainage rates compared to compacted agricultural soil, thereby reducing local flood risks. Regarding water supply, statutory water providers are legally obligated to plan for population growth in their Water Resources Management Plans, and modern homes are built to rigorous water efficiency standards.

Application DC/26/0366 represents a strategic, comprehensively planned extension to Southwater. It provides vital affordable housing, specialist accommodation, local employment, and on-site community facilities while adhering to the district's broader planning obligations. Refusing sustainable development on the grounds of generalised anti-development sentiment would contradict national planning policy and deprive the district of much-needed housing and infrastructure funding.

I respectfully urge the Planning Committee to support this application.

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Kind regards

**Telephone:**

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



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