



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater
DESCRIPTION:	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.
REFERENCE:	DC/26/0366
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Enterprising Horsham (ED) have no objection to this application.	
MAIN COMMENTS: The broad mixed-use nature of the proposal appears broadly consistent with the economic aspirations set out within Enterprising Horsham, the economic strategy for the district, which seeks to improve prosperity and quality of life while ensuring Horsham remains an attractive and sustainable place to live, work and invest. The proposed inclusion of employment floorspace alongside residential development and local services, has the potential to contribute positively to these objectives. In particular, the strategy highlights the importance of attracting investment, supporting business development and creating sustainable quality places that combine housing, employment and community infrastructure. The proposed neighbourhood centre, community facilities and education provision could also support the creation of a balanced and sustainable community, helping reduce the need to travel and strengthening local economic resilience. It will be important the proposed employment land is delivered early and safeguarded to ensure genuine opportunities for local job creation and opportunities for local employment, skills development and apprenticeships are maximised through the construction and operational phases. “Please note these comments are provided on a without prejudice basis to development management’s wider consideration of all relevant planning policy and material planning considerations. These comments are not a formal indication that planning permission will be forthcoming and the advice does not bind Horsham District Council to a final recommendation on any planning application.”	
ANY RECOMMENDED CONDITIONS:	
NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	17.03.26

