

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 15:57:42 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 16/03/2026 3:57 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 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.

Case Officer: Matthew Porter

[Click for further information](#)

Customer Details

Address: 4 Courtlands Southwater Horsham

Comments Details

Commenter Type: Consultee

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater on the grounds that the traffic assessment for the proposed secondary school is seriously wrong and creates a real child safety risk. Berkeley Homes' transport assessment claims the new secondary school would generate very little additional traffic - arguing that most pupils will walk or cycle. This conclusion is not credible. A new secondary school south of Horsham would attract pupils from across a wide area, including from the 800 homes already approved at the Horsham Golf Club site. However, the A24 dual carriageway lies between the Golf Club development and the proposed school. The A24 is a high speed, high-volume trunk road. There is no safe pedestrian or cycle crossing at a suitable point for school-age children. Without a safe crossing, the assessment's walking and cycling projections for school trips are worthless. Children who try to cross the A24 at an informal or unsignalized point are at serious risk of a road accident. This is not a detail to be sorted out at a later stage - it is a fundamental safety constraint that must be resolved before planning permission is granted. The only adequate solution is a grade-separated crossing - either an underpass or a footbridge. This is expensive infrastructure that Berkeley Homes has not committed to fund, design or deliver. I ask that the Berkeley Homes 1,000-home proposal be refused until Berkeley Homes has committed in writing to fund and deliver a fully safe, grade-separated pedestrian and cycle crossing of the A24 as a condition of any permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton