



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Adversane Adversane Lane Adversane West Sussex
DESCRIPTION:	EIA Scoping Opinion for a mixed-use development for a new settlement to accommodate 3,200 dwellings, employment uses, community uses and supporting infrastructure.
REFERENCE:	EIA/26/0005
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
MAIN COMMENTS: From an economic development perspective, the proposed scheme represents a significant opportunity to support housing delivery and economic growth. A development of this scale has the potential to create a sustainable and well-balanced community, provided that employment, infrastructure, and community provision are integrated effectively alongside residential development. In principle, the mixed-use approach is supported, and the inclusion of employment space is strongly welcomed. There should be a clear commitment to phased delivery, ensuring employment opportunities come forward alongside housing. Early delivery of employment uses will be key to establishing a balanced and economically active community. The development should provide a flexible range of employment spaces, including options suitable for SMEs and emerging sectors. Space should be adaptable to changing economic needs over time and support opportunities for local business growth and inward investment. A development of this scale should also make a meaningful contribution to wider economic growth, including job creation and support for local supply chains. Conclusion Overall, the proposal is supported in principle from an economic development perspective. However, this support is contingent on the delivery of a strong and viable employment offer, aligned phasing of jobs and homes, and the creation of a genuinely mixed and sustainable community. <i>"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."</i>	
ANY RECOMMENDED CONDITIONS:	
NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	25.06.26