

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 April 2026 00:34:35 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 23/04/2026 12:34 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: 7 Barnes Wallis Avenue Christs Hospital, Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Dear Sir/ Madam,

I strongly object to planning DC/26/0366 for the following reasons:

Design:

- The current plan lacks detail regarding layout and positioning of houses, new roads and infrastructure.
- Proposed car park in Christs Hospital lacks detail regarding size, layout, protecting wildlife and maintaining access for pedestrians and rights of ways. There is also no clear information about this proposed car park in the planning notification - which could lead residents not to realise the full extent of the plans. The term "Land North of Southwater" is very vague.

Highways Access and Parking:

- Most households in this area have at least 2 cars per household. Some have more than 2 if they are multigenerational homes.
- This would mean there could be up to 2500 extra cars using the roads and parking around Horsham, Southwater and surrounding villages.
- Traffic in these areas is already very congested.
- The proposed highways access from the development at Southwater onto the Two Mile Ash Road would increase traffic in this area. The roads in this area are very narrow and are not designed to have additional traffic flow. There is a high risk of increased accidents along Two Mile Ash Road, Christs Hospital Road, and Tower Hill.
- The proposed car park at Christs Hospital train station would greatly increase traffic along Christs Hospital Road and King Edward road and lead to increased risk of traffic accidents and injuries. Particularly concerning considering the high number of families with children who live in these areas
- The current car parks at Christs Hospital are never fully utilised with many commuters choosing not to pay for parking and instead parking in surrounding residential roads. This greatly impacts upon local residents and the situation will only get worse if more houses are built as commuters will most likely choose free parking options rather than pay to use another car park.

Loss of General Amenity:

- Increased number of homes will put great pressure on an
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already stretched GP's, Dentists and school places.

- There is currently no clear timeline in the plans or confirmed funding agreement that additional schools will be built as part of this planning. This will put a greater pressure on existing schools and places.

- Local nurseries are already oversubscribed with many having several months waiting lists.

Overdevelopment:

- There are already multiple new home sites which are being built around Horsham, Southwater, Billingshurst.

- This quick expansion of homes is going to have a devastating and long term impact on local wildlife and countryside - which is one of the key features enticing people to live in this part of West Sussex.

- Loss of Ancient Trees - particularly at proposed car park at Christs Hospital is heartbreaking. The thought that these beautiful trees will be cut down to be replaced by tarmac and then for the car park to be underused is appalling and not in local residents best interest.

Privacy Light and Noise:

- This proposed development may take 15- 20 years to build. This will turn the area from a quiet residential village into a large building site (as the village of Southwater will be doubling in size). This is going to have a hugely detrimental impact upon local residents.

- The increase noise, fumes and light pollution generated from an additional 2500 cars (2-3 per household) will have a negative impact upon local residents.

- For the residents surrounding the site of the proposed car park at Christs Hospital there will be a loss of privacy from the site. As well as greatly increased light and noise pollution from the high number of cars driving down the narrow lanes at Christs Hospital Road and along King Edwards Road.

Trees and landscaping:

- As stated above there are Ancient Trees at direct risk across this development but particularly at the proposed car park at Christs Hospital train station.

- Once gone these habitats can't be replaced and their loss will be greatly felt.

- The development plans lack information about how Ancient Trees and wildlife will be protected across the sites.

As stated above I strongly object to these plans.

Kind regards,

Joseph Skates

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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