

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 March 2026 23:09:23 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 26/03/2026 10:09 PM.

Application Summary

Address: Land North West of Southwater

Proposal: Outline planning application, with all matters reserved (except for primary access to the high-way) 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: 10 Barnes Wallis Avenue Christs Hospital Horsham West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Privacy Light and Noise
- Trees and Landscaping

Comments:

I would like to object to a car park on The Warren (field behind houses and near to our local green space). The local green space was allocated as an area for residents when the first houses were built in 2006. Residents continue to maintain it through our community charges and the road alongside it runs down to the station and current car parks. The field is at the back of the development, and access to the Downlink and station can be gained by walking across the field on a public footpath. There is a row of houses along the field whose back gardens and back of house look directly onto the field, with the back fence close enough for cows to look over it. The reasons for my objections are as follows:

There is no business case. A recent survey taken by residents shows the current car park has a 35% average occupancy with the busiest days (Mon- Thurs) averaging 51.7%. These car parks are not free; hourly and daily rates and restrictions apply.

There is a single-track road to the station car parks with residents on one side and a green public space on other. A path from the houses takes pupils and residents down to the station. This single-track road to the station is narrow, and there is no scope to widen it. It floods regularly at the bottom end nearest the station. Cyclists and walkers use the roads leading into the current car parks. Should there be an increase in car parks, there will be an increase in traffic and noise for residents. We already face some noise from the station, especially at night or when working on the tracks. More cars will affect the traffic, which already has cyclists, walkers, joggers, horses and electric bikes. It would be less safe for families with prams and young children playing on the open green space next to the road. Pupils from the school will also be using the station on weekends and holidays, along with summer school students.

Building a car park would mean losing a beautiful field of oaks (some have preservation orders) and irreplaceable countryside. Currently, the houses look onto a field of oak trees and green pasture. Cows have come into the field every year for the last twenty years in the summer for a few months, along with calves. Those walking past the field love them, and they put their heads over the fence near to our gardens. Lots of wildlife can be seen at different times of the day. I have seen deer, bats, foxes, birds of prey including a huge variety of birds and birds of prey. Owls hoot at night and there are plenty of woodpeckers, both red and green, that come into the garden. I have had a resident hedgehog, and the one I had in the garden last year had hoglets.

Losing the field to a carpet of cement and gravel would be disastrous. This would be a loss of a loved local amenity to the public and residents who use it for dog walking, children play in it, picnic in it, pick blackberries and sit on the grass. Residents of the houses overlooking the field bought those houses because of it. We were sold the countryside dream. Most of the residents in the

estates have access to the field either from their side of the estate or it is a short walk away.

Building this car park so close to residents would increase noise, cause pollution, disturbance and crime for residents. The houses around the field were designed taking into account the location. Not only are they built on a higher level, but most of the house's used areas face this field. The bottom garden, the patio, the kitchen, the bedrooms, the balcony and the upstairs lounge (built for seeing the view). Other styles of houses were also designed with position in mind. This would be a complete loss of privacy for residents and would change the view entirely.

Please do not concrete over our beautiful field and add noise and pollution. Animal habitats will be destroyed, and old oak trees will surely die or need to be cut down. The station at Christ Hospital is a station for the school, not the whole of Southwater. Surely, it is better to spend the money on cycle paths and bicycle racks and help save our field and the surrounding area. We already have too much traffic in this area, and so many more cars cutting through. Open and green spaces are significant features valued by this community. They are a vital constituent in creating the rural nature of the area and we would like to keep it this way and save this field. We don't need or want another car park for this station when we already have two that are not full.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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