

From: Planning@horsham.gov.uk
Sent: 27 March 2026 20:42
To: Planning
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 27/03/2026 8:41 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 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: 85 Bluecoat Pond Horsham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments: I have been living in Bluecoat Pond for the last year, [REDACTED]
We use the Warren on a regular basis, our children playing in the ancient oak trees and my husband and I walking. Our house backs onto the field and the peace, quiet and beauty is striking.

There would also be a loss of privacy for us and other local residents.

It is an area that benefits the whole community and we strongly object to it.

For a start, there is no business case - The current car park has a 35% average occupancy with the busiest days (Mon - Thur) averaging 51.7%.

There is poor access - it's a single track road with no scope to widen and one that floods regularly. The whole field floods fairly frequently in winter.

There would be a loss of beautiful and irreplaceable countryside

There would be increased noise, pollution, disturbance and crime for local residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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