

[REDACTED]
46 Centenary Road
Southwater, West Sussex
RH13 9FW
[REDACTED]

Stephanie Bryant
Horsham District Council
By email: planning@horsham.gov.uk

2 March 2025

RE: DC/25/0102: Land at Campsfield, Linfield Close, Southwater, West Sussex, RH13 9FR: Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works

Dear Stephanie,

Thank you for the opportunity to comment on this planning application. I have reviewed the documentation provided online and would like to register my **OBJECTION** to this development for the following reasons:

Incorrect/incomplete notification of the application

As far as I am aware, any property which shares a boundary with a development site should receive a notification letter from the Council. The application site clearly shows the whole of Centenary Road as being part of the application site; my house and many others are directly adjacent to this and yet I have not received a notification letter from Horsham District Council, nor have site notices been erected in the vicinity of the site.

This development will hugely affect the people on Centenary Road and they have a right to know that the application had been made and given the opportunity to comment. Please could I request that notification letters are sent as the minimum to the houses and flats which directly abut Centenary Road, or ideally, the whole of the Mulberry Fields development.

This matter was raised with the Council's planning team on 26th February 2025 via their planning email address; to date I have received no response.

Use of Centenary Road to service the development

During the construction period

The proposed development is inevitably going to result in a significant amount of noise, dust and disturbance during the construction period. Whilst I understand that this is not a reason to refuse the development in itself, I am concerned that the high volume of huge trucks and equipment for a prolonged period of time will damage the Centenary Road road surface, kerbing and drains, as well as surrounding property, which presumably I, as a resident, would be expected to pay for. I strongly feel that alternate methods of access should be explored, ideally for the entirety of the development or at the very least for the construction period to prevent such damage and disturbance.

On an ongoing basis

The proposal seeks 82 dwellings meaning that around 160 additional vehicles would be using Centenary Road every day for their sole access into and out of the site. Centenary Road can barely accommodate the existing traffic; it is narrow, has tight corners and residents already park all over the road (due to insufficient on-site parking) meaning that there have already been a lot of near misses and road blockages. The addition of so many extra vehicles would introduce additional danger, congestion and inconvenience to both existing and proposed residents.

Land ownership

Centenary Road hasn't yet been adopted by West Sussex County Council as a public road and as far as I am aware the residents of Mulberry Fields still own this road; no permission has been given for this road to be used either for the additional 160 cars or for the construction traffic needed to build the development. This road is clearly shown as being part of the development site; I note that the application form (excerpt below) states that the owners of the affected land have been notified, and would question if this is indeed the case.

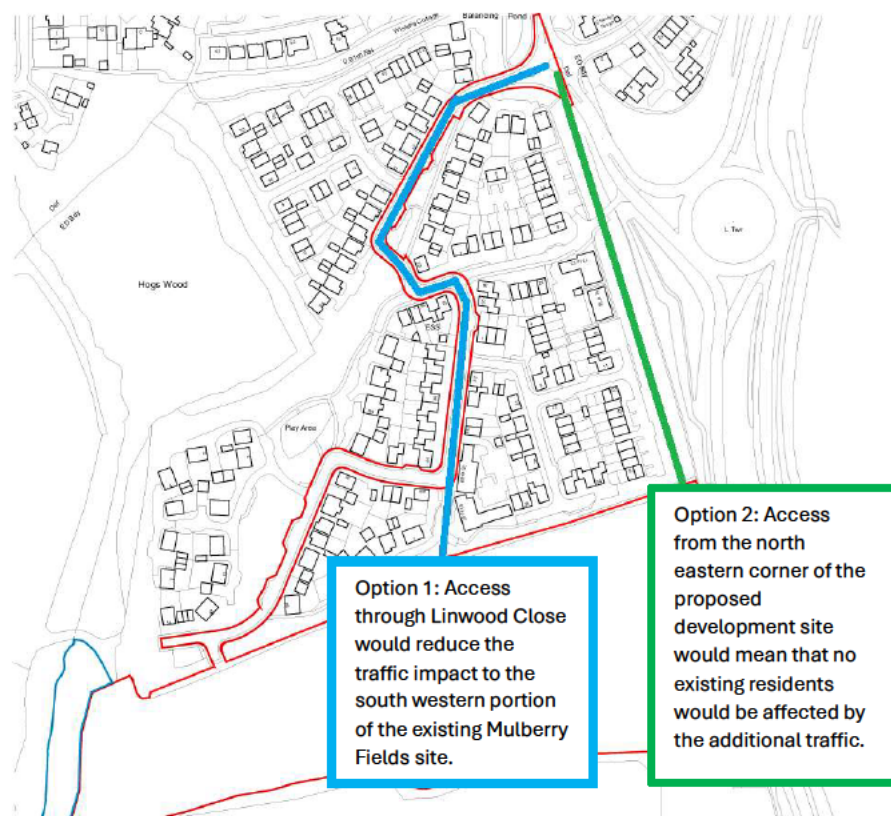
Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

Alternative route

In the event that the principle of housing on this site is deemed acceptable, could the location of the access point please be reconsidered? An access connecting to Linfield Close for example would mean that a significant proportion of the houses on the Mulberry Fields site would be far less affected, or even better, if a roadway along the wide strip of land to the east of the existing Mulberry Fields site could be used, this would mean that no existing residents would be materially affected. I have marked these up on the below site plan:



West Sussex County Council response

It is disappointing to see that that West Sussex County Council has restricted their comments on the application to matters of public footpaths only and has not commented on the impact of the additional vehicles on the surrounding road network, particularly on the roundabout at the access to Centenary Road. Would it be possible for them to provide comment on this?

Lack of demonstration of water neutrality

The documentation provided does not demonstrate that water neutrality could be achieved for the development. In the submitted Planning Statement, at paragraph 4.7, the applicant states:

'In order to achieve water neutrality, the use of boreholes is also being explored and, if ultimately required would likely be positioned towards the northern edge of the eastern development parcel'

It is not enough to state that this will be 'explored' at some point in the future. What if the principle of development is granted and it later eventuates that water neutrality cannot be achieved? I strongly feel that this matter should be demonstrated at this stage, and that if it cannot be adequately demonstrated, the site would therefore not be suitable for residential use at all and the application should be refused.

Lack of infrastructure in the area to support the new residents

The local area does not have sufficient infrastructure in place to support the proposed new residents. Of particular concern are:

Lack of school places within the area

Southwater Infant Academy has just reduced its class numbers from four classes a year to three, and Southwater Junior Academy is currently consulting on doing the same. The issue of a dire lack of secondary school places in the wider Horsham area is well known, and is only worsening. It is to be reasonably expected that those who will live in the new dwellings will largely comprise of younger families who will require school places and this will add to the already significant pressure on the area's education system.

Lack of GP and dental appointments in Southwater

It is near impossible to get a doctor's appointment at Southwater Village surgery, and local dentists are all full and not accepting new patients. There will not be sufficient healthcare resources to support the new residents and will worsen the situation for existing Southwater residents.

The applicant's Planning Statement, at paragraph 2.10, states:

'The site is well served by various local services within Southwater village including multiple convenience retailers, doctors' surgery, local restaurants and several public houses. There are five educational facilities within Southwater, which includes nursery, pre-school and primary school establishments; while a number of secondary schools are located in Horsham which can be accessed via a bus directly from the village.'

This statement attempts to paint a picture of an area well-served by education and health facilities and this simply isn't true. I would urge decision makers to look more closely at these matters before determining this application.

Harm to the ancient woodland and trees in general

The application seeks to pass a double-width road through an area of mature trees and to remove a significant amount of trees from the site which they refer to as 'poor quality'. In the illustrative landscape plan provided it appears that only four new trees will be planted as well as limited areas of lower-level vegetation. I would like to suggest that the proportion of buildings/hard surfacing/roadways should be reduced and that more tree planting should be included, in the event that the development is deemed acceptable.

Thank you for your consideration of these points. I would be grateful if you could keep me informed of the progress of the application, the date(s) of any public meetings, and the ultimate decision.

Yours faithfully,

