

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 April 2025 17:32:27 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0102
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 23/04/2025 5:32 PM.

Application Summary

Address: Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR

Proposal: 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.

Case Officer: Nicola Pettifer

[Click for further information](#)

Customer Details

Address: 1 Faires Close Southwater Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: I am writing to formally object to the planning application DC/25/0102 for the proposed development.

I have significant concerns regarding the potential detrimental impacts of this application, as outlined below:

- Impact on Property - Increased Traffic and Dust: The proposed development will exacerbate existing traffic congestion on the single access road currently serving the Mulberry Fields development. The addition of construction traffic and the future residents of the new development will lead to a substantial increase in vehicle movements. Furthermore, the dust generated during the construction phase will negatively impact the air quality and will inevitably affect the interior and exterior of my property.

- Environmental Concerns - Woodland Loss and Drainage: The proposed development necessitates the destruction of a woodland area, resulting in a loss of valuable habitat and biodiversity. I am also concerned that the existing drainage infrastructure will be insufficient to cope with the increased surface water runoff from the development, potentially leading to flooding issues in the surrounding area. Moreover, Horsham District's designation as a water neutrality zone raises serious questions about the sustainability of this development given the existing water shortages in the region.

- Highway Safety - Access Road and Construction Traffic: The reliance on a single access road for both the existing Mulberry Fields development and the proposed new development poses significant highway safety concerns. Alarming, this access road is situated directly adjacent to a children's play park, increasing the risk of accidents due to increased traffic flow. The lack of a separate access for emergency vehicles is also a serious concern. Furthermore, the use of the same residential road by construction traffic will create hazardous conditions for existing residents, including pedestrians and cyclists.

- Local Infrastructure - Secondary School Capacity: The existing local infrastructure, particularly secondary school provision, is already under strain. The limited number of available placements currently results in children from the area being allocated schools in other towns. This proposed development will further exacerbate this issue, placing an unsustainable burden on the already stretched educational resources.

- Other Concerns - Conflict with Development Plan and Lack of Demand: The proposed development is located outside the designated built-up area for Southwater, representing an unsustainable outward expansion. Additionally, the site falls under the jurisdiction of a different parish council, potentially conflicting with local planning strategies for that area. Furthermore, the existing planning permissions granted for significant housing developments on Shipley Road and Broadacres by Berkeley Homes, which have either not been built or are experiencing slow

sales, strongly suggest a lack of current demand for additional housing in this locality.

I believe that the proposed development would result in unacceptable harm to the local environment, infrastructure, and the amenity of existing residents.

I urge Horsham District Council to carefully consider these significant objections and refuse planning permission for application DC/25/0102.

Thank you for your time and consideration of my concerns.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton