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**Sent:**

24 April 2025 10:34

**To:**

Planning

**Subject:**

Objection to Planning Application – Land at Campsfield, Linfield Close, Southwater

**Categories:**

Comments Received

Dear Planning Team,

I am writing to formally object to the amended outline application for up to 82 dwellings on land at Campsfield, Linfield Close, Southwater.

While housing is important, this particular proposal raises several serious and valid concerns:

#### 1. Overdevelopment and Poor Fit with Local Area

The proposal represents a significant overdevelopment that is completely out of scale with the surrounding area. It threatens the character of Linfield Close and risks creating an overly dense, cramped living environment.

#### 2. Unsustainable Traffic Impact

The proposed access and increased vehicle movement will place substantial pressure on already busy and narrow roads. It will increase the risk of accidents and add congestion, particularly during peak hours.

#### 3. Strain on Local Services

Southwater is already struggling to cope with demand for GP surgeries, schools, and public transport. This development offers no credible guarantees to address those challenges and will make things worse for existing residents.

#### 4. Environmental and Flooding Risks

Adding more hard surfaces and clearing green space will increase the risk of flooding and reduce local biodiversity. There is insufficient clarity around how foul and surface water drainage will be managed long-term.

## 5. Developer History – Miller Homes Cannot Be Trusted

Miller Homes, the developer behind this proposal, has already failed to uphold promises at their previous development at Mulberry Fields. The visual materials and promises made at the time of purchase were misleading. What was delivered looks nothing like what residents were sold.

The grounds are poorly maintained, plants have died and needed replacing within a few years, and the play area and communal spaces are substandard. Worse still, the financial burden to maintain these poorly executed areas has now fallen onto homeowners – who feel completely let down. Miller Homes appears to have moved on with no interest in the long-term quality or community impact of what they delivered.

This track record should raise serious concerns about whether they can be trusted to deliver a development of the quality Southwater deserves. I would strongly urge the Council to investigate the state of Mulberry Fields before allowing the same developer to proceed again.

## 6. Long-Term Impact on Community and Trust

This is not just about houses – it's about the people and communities who live in and around them. Developers must be held accountable to higher standards, not given repeated opportunities to cut corners and walk away.

For all the reasons above, I strongly urge Horsham District Council to reject this application.

Many Thanks



Resident of Mulberry Fields