

Sent: 26 November 2025 10:58
To: Planning
Subject: DC/25/1658 Woodfords Shipley Road Southwater
Categories: Comments Received

Dear Sir/Madam

Your planning portal does not seem to be working so I am emailing my comments as set out below

Formal Objection to Reserved Matters Application

1. Inappropriate Design and Layout (in the southern parcel)

The proposal is unsuitable for a semi-rural edge-of-settlement location and conflicts with HDPF policies SP25 and SP26, which require protection of landscape character, rural setting and development pattern.

- The inclusion of a large 2.5–3 storey block of flats on the southern outer rural boundary is completely out of keeping with surrounding single-storey and modest two-storey dwellings.
- The open nature of the southern boundary means these buildings will be highly visible from those entering the village along the Shipley Road and surrounding properties, with little to no mature screening. This results in severe visual intrusion into the countryside.
- The scheme directly contradicts the Planning Statement's claim that the layout "represents a tangible softening" in response to semi-rural character. In reality, the design intensifies built form at the very edge where the transition should be softest.
- Earlier stages of the application acknowledged the need for a sensitive, low-impact approach at this rural interface. Placing the tallest, most urban building type in this exact location undermines those principles and contradicts assurances previously given.
- The Design & Access principles approved at outline stage emphasised lower density and a more rural character in the southern part of the site, with a clearly defined transition to countryside. This included a sensitive design concept closely based on traditional rural design layouts (such as stables and outbuildings), materials and styles. The current proposal abandons these principles and no longer respects the rural setting, including the agricultural and rural style buildings adjacent to the site.
- Other 2.5-3 storey units (SHR7's) throughout the development remain inappropriate in design and style based on the edge of village location and local character.

Overall, the proposal fails to reflect, respect or enhance the local character and results in an inappropriate, visually intrusive form of development.

2. Light and Noise Pollution Impacting Rural Neighbours and Wildlife

The height and density of the proposed 2.5–3 storey buildings will significantly increase:

- Artificial light spill into the surrounding countryside, in an area that currently experiences very low light levels.
- Noise disturbance, especially from upper-floor units overlooking rural properties.

This area supports sensitive wildlife, including owls known to roost nearby, which depend on dark, undisturbed habitats. The proposal therefore risks harming local biodiversity and undermining ecological integrity, contrary to HDPF policies relating to wildlife protection and limiting light pollution.

3. Inadequate and Exclusionary Consultation by the Developer

Bellway's community engagement strategy has been inadequate and exclusionary.

- Immediate neighbouring properties—those most directly affected—were not included in the early consultation process.

- Instead, information was delivered to households less impacted by the development, meaning that key local stakeholders were denied the opportunity to participate, comment, or influence early design revisions.

This is contrary to best practice for community involvement and fails to meet the expectations for meaningful, inclusive engagement set out in national and local planning guidance.

Kind regards



Resident Tanglewood
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