

From: Planning@horsham.gov.uk
Sent: 05 September 2026 15:18
To: Planning
Subject: Comments for Planning Application DC/26/1204

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 05/09/2026 3:17 PM.

Application Summary

Address:	Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR
Proposal:	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	Southwater Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	### Objection to Proposed Housing Development and Construction Access As a resident and homeowner within the Mulberry Fields development, immediately adjacent to the proposed housing development, I wish to formally object to the proposal, particularly the proposed use of Centenary Road as an access route for heavy construction traffic\. **Construction traffic and road safety** I have significant concerns about the safety implications of directing heavy construction vehicles along Centenary Road\.. This is a relatively narrow residential road within an established family development, [REDACTED], and the road is used by residents on a daily

basis\.

Introducing large construction vehicles, potentially including HGVs, into this environment would create an unnecessary and foreseeable risk to pedestrians, cyclists, children and other road users\.

The combination of the road's residential nature, its limited width and increased construction traffic raises serious concerns regarding visibility, manoeuvrability, noise, congestion and pedestrian safety\.

It is unreasonable for existing residents to be subjected to prolonged heavy construction traffic on a small residential road when alternative construction access arrangements should be properly considered\.

At the very least, a comprehensive construction traffic management plan should be required, with appropriate restrictions on vehicle sizes, operating hours, traffic movements and measures to protect pedestrians and residents\.

****Impact on local wildlife and woodland****

I am also concerned about the environmental impact of the proposed development, particularly the loss and disturbance of the existing woodland and surrounding habitat\.

The area provides habitat for a range of local wildlife, and I have particular concerns regarding the potential impact on native bat populations\.

The removal or disturbance of woodland and established vegetation could result in the loss of habitat, disruption of wildlife corridors and increased disturbance from construction activity\.

I believe these impacts require rigorous ecological assessment before any development is permitted, particularly with regard to bats and other protected species\.

****Impact on existing residents and management of the development****

There are also significant concerns regarding the ability of the existing development to adequately accommodate further housing and the associated increase in pressure on communal infrastructure and management arrangements\.

The existing development has experienced numerous concerns and complaints from residents regarding the standard and consistency of maintenance and upkeep of communal areas, despite residents paying significant management charges to RMG\.

In my view, these existing issues demonstrate that the current management arrangements are already under considerable pressure\.

Adding a further development and additional residents could exacerbate these problems unless there is a clear and robust plan demonstrating how the additional infrastructure, communal areas and management responsibilities will be maintained to an appropriate standard\.

****Overall objection****

I believe the proposed development would have a significant and disproportionate impact on existing residents of Mulberry Fields\.

In particular, the proposed construction access through Centenary Road presents unacceptable safety, noise and disturbance concerns, while the loss of woodland and potential impact on local wildlife are also serious considerations\.

I therefore respectfully request that the planning authority carefully considers the cumulative impact of the proposal on existing residents, highway and pedestrian safety, local wildlife and the capacity of existing infrastructure and management arrangements\.

I strongly object to the proposed use of Centenary Road for heavy construction traffic and request that alternative and significantly safer construction access arrangements are fully investigated before permission is granted\.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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