

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2024 17:12:52 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/19/2464
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 10/09/2024 5:12 PM.

Application Summary

Address:	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT
Proposal:	Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater
Case Officer:	Matthew Porter

[Click for further information](#)

Customer Details

Address: 8 FLETCHERS SOUTHWATER HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment
Comments:	I am writing to express my strong objection to the proposed planning application, including the development of 94 new homes in Southwater. This development poses significant threats to the unique character and well-being of Southwater village, and I urge you to consider the long-term impact on the local community before approving such a transformative project.

The proposed development raises significant concerns about its impact on the cherished green spaces, local countryside, and wildlife that define the essence of Southwater. The area targeted for development includes many trees with preservation orders, as well as ancient woodland, forming crucial habitats for diverse wildlife. The loss of numerous hedges and trees, which often serve as routes for wildlife between various green spaces and ancient woodland, is a matter of deep concern.

These green corridors not only provide a natural habitat for local wildlife but also play a pivotal role in preserving biodiversity. The proposed development, if accepted, threatens to disrupt these vital connections and lead to irreversible damage to the village's identity and natural surroundings. Additionally, the potential loss of these green spaces will not only impact wildlife directly but will also deprive the residents of Southwater of the immediate access to open green spaces and natural habitats that contribute significantly to their mental well-being.

While acknowledging the importance of sustainable development, it is crucial to question what provisions have been put in place to prevent the loss of wildlife. In the UK, there are protected species, and it is essential to inquire if the developers have prepared a comprehensive planning proposal to avoid harm or disturbance to these protected species during and after the construction phase.

Preserving the delicate balance between development and conservation is paramount, not only for the current residents' well-being but also for the ecological health of the entire Southwater community.

One particularly troubling aspect is the potential impact on water neutrality. While the commitment to water neutrality measures, such as rainwater harvesting and greywater recycling, is stated, the practical implementation of these measures requires careful consideration. The strain on local water resources, combined with an increasing population, may challenge the feasibility of maintaining water neutrality and could result in adverse effects on the overall health of the village.

The rapid increase in the local population, driven by extensive development, has already placed considerable strain on essential services. Our GP surgeries are struggling to handle the existing demand, resulting in longer waiting times for appointments. Additionally, school class sizes are reaching levels that hinder the ability to provide an adequate level of education, with around 30 children per year. This burgeoning population growth is unsustainable and threatens the quality of life for current and future residents.

Furthermore, the prospect of noise and air pollution for many years, stemming from construction activities, is deeply concerning.

Such disruptions are likely to drive residents out of the community and create an inhospitable environment for those who remain. The recent development at Broadacres has already limited access to the only green playing field provided, excluding local residents in favor of exclusive use by a football team.

This encroachment on green spaces not only diminishes the opportunities for exercise and fresh air, both crucial for health and well-being, but also contradicts the essence of community living. I, along with many concerned residents, enjoy the benefits of these green spaces regularly, and their preservation is paramount for the overall health of the community.

The cumulative impact of recent developments far exceeds what is necessary for the sustainable growth of Southwater. The proposed plan neglects the importance of preserving our natural environment, the well-being of current residents, and the rights of future generations to enjoy the green spaces that define our village.

I implore you to prioritize the best interests of local residents, reject this development, and instead explore alternatives that maintain the unique character of Southwater while ensuring sustainable growth. Our village's vitality and the health and well-being of its residents depend on thoughtful and considerate planning decisions.

Thank you for your attention to this matter, and I trust that you will make a decision that aligns with the values and needs of our community.

Legal Compliance And Soundness

The proposed development plan for Southwater appears to face significant challenges in terms of legal compliance and soundness. Several aspects of the plan raise questions about adherence to existing laws and regulations, potentially compromising its legality.

Environmental Regulations:

- The evident impact on wildlife, including trees with preservation orders, ancient woodlands, and wildlife corridors, suggests a potential breach of environmental regulations. The loss of such habitats could contravene existing laws aimed at safeguarding biodiversity. The absence of detailed provisions to prevent harm to protected species is inconsistent with legal requirements.

Local Planning Policies:

- Local planning policies play a crucial role in guiding development. A preliminary assessment suggests that the proposed plan may not align with the existing policies of the local planning authority. If the plan contradicts established policies, it lacks the necessary legal foundation for approval.

Water Neutrality Commitments:

- Despite the commitment to water neutrality, concerns arise regarding the legal robustness of the plan. Legal compliance is critically dependent on the feasibility and effectiveness of proposed measures, such as rainwater harvesting and greywater recycling. Given that the plan lacks a detailed and realistic strategy for achieving water neutrality, its legal soundness is brought into question.

Community Impact Assessment:

- Legal compliance necessitates a thorough assessment of the plan's impact on the community. The apparent strain on essential services, potential overcrowding in schools and medical facilities, and the long-term impact on residents' well-being have not been adequately addressed. This raises doubts about the plan's legal conformity.

Public Consultation:

- The legal soundness of the plan is contingent upon a transparent and inclusive public consultation process. However, the community has not been adequately consulted, indicating a potential failure to comply with legal requirements.

Kind regards