

[REDACTED]

Sent: 26 March 2026 13:43
To: Planning
Subject: DC/26/0366

Categories: Comments Received

Dear sirs,

Please accept this email as my objection to the above planning application on the grounds of overdevelopment, loss of general amenity and highways access/parking.

Objections to main development – land north-west of Southwater

The development proposals contain inadequate details of the scope and phasing of the overall application.

The proposed planning application is in conflict with the currently adopted area development plan, in particular, the Southwater Neighbourhood Plan. It proposes development on a scale way beyond the current plan and includes land that is not allocated for development.

The proposed development would erode the distinct identities of Southwater and Christ's Hospital and result in the loss of amenity of the rural landscape open to local residents.

Local roads are already subjected to regular flooding following local development by the current applicant and Hyde Housing. Two Mile Ash Road, Bonfire Hill and Station Road, Christ's Hospital are regularly flooded with groundwater run-off and this is only going to be made worse if this application is allowed to proceed.

Local schools and health facilities are already under pressure with recent development and the local area services cannot support residents from another 1000+ residential properties.

Despite the vague proposals for highways improvements, local roads in the Southwater and Christ's Hospital areas are unsuitable for the likely increase in traffic levels.

Objections to development of 'The Warren' – land next to Christ's Hospital station into an additional station car park

This proposal should be rejected on a number of grounds. There is no need for additional parking at the station as the two existing car parks are under utilised, even on peak days of the week.

Access to the proposed new car park is poor and unsuitable for increased traffic flows.

The Warren field that is the proposed location is much used by local residents and contains a number of ancient trees subject to preservation orders. The trees support a great variety of native wildlife.

The King Edward's Close/Station Road development by Hyde Housing a number of years ago has resulted in frequent severe flooding in Station Road due to rainwater run-off. Covering an additional local field with hard standing for a car park would only exacerbate this problem.

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Christ's Hospital

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