

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2024 21:33:23 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 9:33 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
----------	------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Firstly I would question if this planning application has been openly communicated to as many as people as possible in the local community. Without ensuring awareness objections will be limited and I urge the proposal to be openly communicated to all

considering the amount of new building that has already changed the village of Southwater and its local infrastructure.

There are issues regarding the strain the continuous development would place on Southwater's existing infrastructure. Recent growth has already stretched local services thin, with GP surgeries overwhelmed by demand, leading to extended waiting times for appointments. Schools are facing similar challenges, with class sizes growing to a point that compromises the quality of education. The proposed development would exacerbate these problems, creating unsustainable pressure on essential community resources.

The negative effects of this development would not be limited to services and resources; the construction process itself poses a threat to the quality of life for current residents. Prolonged construction would result in noise and air pollution, significantly disrupting daily life. We have already seen similar effects from recent projects, such as the Broadacres development, which limited residents' access to green spaces, contradicting the principles of inclusive community living and reducing opportunities for outdoor activities that benefit physical and mental health.

The proposed development would destroy more of Southwater's green spaces, countryside, and wildlife, which are integral to the village's identity. The targeted area is nearby to ancient woodlands and numerous trees protected by preservation orders, which are critical habitats for diverse species. Removing these trees and hedgerows, which function as natural corridors for wildlife movement between green spaces, would destroy important ecosystems and lead to a loss of biodiversity. A detailed plan should be in place to ensure the safety of any protected species. Failing to provide such measures could violate environmental regulations and further endanger local wildlife.

The proposal also lacks a clear, practical strategy to achieve water neutrality, despite committing to measures like rainwater harvesting and greywater recycling. Given the limited local water supply and an increasing population, the feasibility of these measures is questionable. Without a realistic approach, maintaining water neutrality could become a significant issue, potentially impacting the health and sustainability of the village.

Overall, the proposal fails to consider the cumulative impact of continuous development on Southwater's environment, infrastructure, and residents' well-being. Sustainable growth must balance new housing with the preservation of our natural spaces and the community's quality of life. I ask that you reject this development in its current form and explore alternatives that protect Southwater's unique character while promoting sustainable and thoughtful growth.

Legal Compliance and Issues of Soundness

In addition to the practical concerns, there are several issues related to the legal compliance and overall soundness of the proposed development:

1. Community Impact Assessment: For this development, there should be a comprehensive assessment of its impact on the community, including healthcare, education, and other essential services. The current proposal does not provide sufficient evidence that these issues have been thoroughly examined, which could undermine its legal standing.
2. Environmental Regulations: The destruction of trees with preservation orders, nearby ancient woodlands, and wildlife habitats could violate existing environmental laws that protect biodiversity. The absence of specific measures to avoid harming protected species is a serious oversight and could render the plan non-compliant with legal standards.
3. Local Planning Policies: Development must align with local planning policies to be legally sound. A preliminary review suggests that the proposed plan does not fully comply with Southwater's existing planning guidelines, raising questions about its eligibility for approval.
4. Public Consultation: A legally compliant development process requires robust and inclusive public consultation. The lack of adequate engagement with the local community indicates a potential failure to meet these requirements, putting the legal integrity of the plan into question.
5. Water Neutrality Requirements: The plan's commitment to achieving water neutrality must be supported by clear, effective strategies. Without a detailed and actionable plan, the development risks non-compliance with legal standards related to water management and sustainability.

Considering these legal and practical concerns, I urge the planning authority to reconsider this proposal's viability and ensure that any development in Southwater aligns with environmental regulations, local policies, and the community's needs. Thank you for taking these objections into account, and I hope for a decision that reflects the best interests of our village and its future.

Kind regards