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**From:** Planning@horsham.gov.uk  
**Sent:** 31 December 2019 12:56  
**To:** Planning  
**Subject:** Comments for Planning Application DC/19/2464

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:07 PM on 31 Dec 2019.

## Application Summary

**Address:** Berkeley Homes Development Site Worthing Road  
Southwater RH13 9BT

**Proposal:** Erection of 80 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:** Steeplefield, Marlpost Road Southwater HORSHAM

## Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

**Comments:**

1 Highway Access and Parking  
Care needs to be taken with the access from and particularly to Shaws Lane with indicated footpaths and cycle traffic connections. These should be positioned so as not to compromise existing rights of way and privacy of fronting properties.

2 Loss of General Amenity  
How can one express the loss of general amenity when tarmac, brick and concrete are planted over arable field crossed by a public right of way? Mitigation is the answer and that lies under the control of planners.

3 Overdevelopment  
In general, for a housing development Phase 5 is spaced out.

Privacy Light and Noise  
Street lights will cause a step change in background level of lighting in a rural area. How to mitigate? Set the lights to turn off when people go to bed and are not moving around. If you have to have lights put movement

sensors on them.

#### 4 Trees and Landscaping

Copious planting of indigenous trees and shrubs with covenants to prevent removal are required as referred to above under Mitigation

#### 5 Planning Policy including government guidance

#### 6 Case law and previous decisions

With imagination, determination and suitably informed this small development could set a new standard of excellence that the Planners and Councils could be justifiable proud. Find ways to minimise impervious coverings and maximize indigenous re-plantings and learn from some of the earlier developments that are sterile in contact and reflection of Sussex countryside.