



Broadbridge Heath Parish Council  
The Parish Office, Sargent Way,  
Broadbridge Heath, West Sussex RH12 3TS

4<sup>th</sup> October 2022

Dear Sir(s)

**Subject: Planning Application DC/22/1503 - Land at Wellcross Farm**

In addition to the Parish Council's response to the outline application DC/19/1897, Broadbridge Heath Parish Council wishes to register our **OBJECTION** to the above application, for the following significant reasons;

**1. Water Neutrality limitations and review**

It is considered difficult to see how the mitigations put forward by the applicant are appropriate to meet the eventual Water Neutrality requirements, in particular the "offsetting" with the already in use Durrants Village development at Faygate. It is believed that additional measures could go further to reduce water load in our local communities, for example funding a local scheme for rainwater harvesting systems to existing properties.

**2. Insufficient local and strategic road infrastructure**

No substantial changes to this aspect of the scheme within the reserved matters application to WSCC are noted. It is noted that this application is currently the subject of a detailed design exercise ahead of a Section 278 application to WSCC – The Parish Council would require to have sight of this as part of a full review of this planning application.

It is anticipated that the proposed crossings on the A264 would be problematic both in terms of safety and suitability for pedestrians and the effect on traffic on this, already busy, route.

**3. Flood Risk and Drainage**

It is noted that the development area of the site is situated within a Flood Zone 1. (Horsham District Planning Framework (2015) Policy 38).

For the above reasons, along with the general overdevelopment of this rural and agricultural area that this proposal would bring, we ask that the District Council does not approve the proposal as currently submitted.

Yours faithfully

Lucinda Edwards  
Clerk & Responsible Finance Officer  
Broadbridge Heath Parish Council