

# Planning Comment submission on application 2023/1464 at 16/01/2024 13:35:46

Thank you for your comments on application 2023/1464, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Daniel Hunt
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Planning App No	2023/1464
Comment Reason	Object to this application
Comment	

Dear Sirs,

Firstly, we would like to comment on the poor timing of the planning application notice sent just prior to Christmas (correspondence dated 21st December 2023 and received 24th December 2023). It feels that this was deliberately sent so that the Christmas period (where many people are on holiday or very busy) would distract anyone that would normally make comments about this planning application and also reduce the time they have to put together a comprehensive objection. Some would say underhanded, others opportunistic but after working for developers over the last 30 years I would say both.

Moving to our objections regarding this application I would like to first point to Smallfield being a rural village (not a town as Rydon would liken Smallfield to be). A rural village setting is what attracted my wife and I to Smallfield several years ago. This planning proposal will totally change Smallfield forever to what could only be described as an overpopulated, overdeveloped small town (only without the amenities and infrastructure a town offers).

At the last census carried out in 2021 Smallfield had a population of 2613 and a population density of 1,428/km<sup>2</sup> which has remained fairly consistent over the last few census carried out.

Using the average occupancy household size (as per the UK 2021 census) which is 2.4 people per property. What Rydon are proposing is to build 270 properties - and when using the average occupancy rate of 2.4 will equate to increasing the population size in Smallfield by 648 people (3261 total) which will then become a population density of 1.782/km<sup>2</sup>. This is a significant increase (from the current population density) especially for a rural village.

A further issue of such a radical % population increase is when factoring in local transport and access links. There are railway stations nearby but none in walking distance so each of the proposed new population of Smallfield will increase the volume of road use on what is already an overused road network (this will also impact other neighbouring villages and rural areas such as Outwood, Nutfield, Cophorne and Horne). The current infrastructure simply won't cope with the pressure of the new traffic this development will bring. We would invite anyone that doesn't know what Smallfield through traffic is like to visit at rush hour (morning or evening) or in the summer when traffic is using Smallfield to cut through to Gatwick to experience how the proposed development will cause even further chaos for such a small place!

The existing local amenities, shops and parking will not cope either (at peak times these already badly struggle). The current amenities, shops etc are only big enough to serve the population as it is. It could be argued that the existing shops may thrive given the expansion of the population but this would not be a sustainable view if you have been to these shops at peak times and a much better plan would need to be developed otherwise Smallfield will be brought to a standstill at these peak times.

It also remains to be seen how Rydon are really going to improve the drainage issues Smallfield is known for and not just add to the situation by building 270 properties which will feed into this drainage infrastructure. Guarantees would need to be sought that this won't further exacerbate the problem and further impact existing and neighbouring properties.

Our final objection regarding this planning proposal is the impact to the wildlife and surrounding area. There simply isn't a good enough or valid circumstance to be building this number of properties in a rural village in the Green belt. The proposal smacks of a poor understanding from the developer as to the needs of the village and the future sustainable requirements to maintain a healthy equilibrium of sustainable growth which is in keeping with a rural village. Quite simply this is a greedy proposal which shows a total lack of respect for local people.

Kind regards,

Mr. & Mrs. Hunt

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