

**Comments for Planning Application SDNP/21/04040/FUL  
20 September 2021**

The Midhurst Society is concerned with the wellbeing of residents throughout the old Midhurst District. This concern leads us to make the following comments:

The Local Plan identifies the three Easebourne sites as possibly supporting up to 60 housing units, but this was without assessing impacts on infrastructure. We consider that independent reviews (not sponsored by the developer) should be carried out to assess the impact on traffic, parking, flooding, water supply, sewage disposal, medical facilities and schools - all of which are currently under pressure. Greater awareness of the effects of climate change warrants an air of caution when considering developments for the next fifty or one hundred years.

The three applications are being considered separately, but the cumulative effect needs also to be taken into account. Sixty new housing units will likely result in an additional one hundred resident cars, plus delivery vans, service vehicles, etc - all forced into the existing overcrowded road system. And these sixty new units will add to the cumulative effect of other major developments in Midhurst, Fernhurst and at King Edward VII.

There is a requirement for new developments of a certain size to include affordable housing, but although these are three separate applications there seems to be an assumption that part of this obligation can be transferred from one site to another. This is contrary to the natural development of Easebourne, which for centuries has seen a mixture of housing side by side. Putting all the 'cheaper' housing on one site risks creating a social divide within the village.

The Midhurst Society does not object in principle to the redevelopment of **the Cowdray Works Yard** site but there are concerns regarding the Developers current proposals and the Planning Application for relocation of the Works Yard to Kennels Farm was refused and is now subject to Appeal. It is therefore uncertain that relocation to a new site will ever be approved. Therefore, until the site for relocation has been finalised The Midhurst Society is objecting to the development. If this issue is satisfactorily resolved and the issues identified above and below are addressed then The Midhurst Society may support the Application. After consideration of issues expressed by others, the main concerns are:

1. The SDNPA Local Plan identifies the site as suitable for 16 to 20 residential units. However, as the current Application is for 20 units an overall reduction to 16 units would be beneficial to the environment and habitat, traffic issues and the surrounding area. This would also enable a review of the design to ensure the new properties are more compatible with adjacent buildings and blend better into the surrounding landscape. Access from both ends of the site may assist with traffic issues.
2. SD28 of the SDNPA Local Plan requires 50% of the residential units to be affordable. The number of affordable units at present appears to be zero and must therefore be amended and increased.
3. Electric Charging points do not appear to be provided.
4. A clear statement on the provision of carbon neutral heating such as air or ground source is required which should then be adopted as a planning condition.
5. A WSCC recent report identified Easebourne as an area with a high flood risk. Reducing the density may assist with these concerns. CDC's Drainage Engineer has required full particulars of surface water drainage methods and the like which The Midhurst Society Supports.