

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 November 2025 20:03:24 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0894
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 16/11/2025 8:03 PM.

Application Summary

Address:	Land To The South of Broadbridge Way Broadbridge Heath West Sussex
Proposal:	Full Planning Application for the erection of 92no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergeant Way, provision of public open space, landscaping and drainage solutions.
Case Officer:	Matthew Porter

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Customer Details

Address: 47 Carter Drive Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other
Comments:	I am writing to submit a formal objection to Planning Application DC/25/0894, which proposes the construction of 92 new residential dwellings and has recently been amended to introduce

access via Carter Drive. While I recognise the broader need for new housing, the amended access arrangement presents adverse impacts on road safety, pedestrian safety, and the character and amenity of the existing residential area.

Road Capacity and Safety Concerns:

Carter Drive is a narrow and winding road. Passing opportunities are limited, and meeting oncoming traffic often requires one vehicle to wait at a passing spot, reverse or mount the kerb.

Parking provision in the current estate is also limited, resulting in residents and visitors frequently using the roadside for parking.

The effect is a further narrowing of the road and a reduction of visibility and safe vehicle movement.

Furthermore, from approximately 75 Carter Drive onwards, there are no pedestrian pathways or footways. Pedestrians-including children, parents with pushchairs, older residents, and those with reduced mobility-must walk directly on the road. This is already hazardous in current conditions, particularly when visibility is poor. The proposal to funnel traffic for 92 new dwellings through such constrained infrastructure, with no physical separation between vehicles and pedestrians, exposes all users to unacceptable levels of risk.

Impact on the Existing Cul-de-Sac and Local Character:

The end of Carter Drive currently functions as a quiet residential cul-de-sac. The amended planning application proposes turning this peaceful area into an access point for the new estate, with parking spaces and estate roads connected directly to it.

This change would fundamentally alter the established character of the cul-de-sac, transforming it from a safe, low-traffic residential environment into a busy through-route, also removing any visitor parking options for existing residents.

Unfair Burden on Existing Residents and Management

Responsibilities:

Residents of Carter Drive pay management company fees for the maintenance of communal areas, landscaped spaces, and estate infrastructure. It is unacceptable for residents to be expected to subsidise or bear responsibility for additional wear, maintenance requirements, and service delivery pressures generated by a completely separate development. This concern further underscores the inappropriateness of the proposed access arrangements.

Conclusion:

For the reasons outlined above, I respectfully request that Planning Application DC/25/0894 be refused in its current form. I urge the Local Planning Authority to carefully consider the clear and demonstrable risks posed by introducing access to a large development via Carter Drive, a road wholly unsuited to accommodating the traffic and pedestrian safety requirements such development would generate.

Thank you for considering this objection.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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