

BROADBRIDGE HEATH PARISH COUNCIL

CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Land to the south of Broadbridge Way, Broadbridge Heath.
PROPOSAL:	
REFERENCE:	DC/25/0894
RECOMMENDATION:	Objection

ANY RECOMMENDED CONDITIONS:

Broadbridge Heath Parish Council formally objects to planning application DC/25/0894. While the Council recognises the ongoing need for new housing within the district, it considers this proposal to be fundamentally incompatible with prevailing infrastructure limitations, environmental obligations, and well-established community priorities. The application, in its current form, lacks sufficient evidence to demonstrate compliance with key policies and fails to adequately address critical matters relating to water neutrality, highway safety, drainage, amenity provision, and land use suitability.

1. Water Neutrality and SNOWS Compliance

The application does not provide adequate evidence to demonstrate compliance with the Sussex North Offsetting Water Scheme. References to SNOWS are vague and non-committal. The absence of a detailed, quantifiable strategy raises significant concerns regarding the scheme's long-term sustainability.

The Parish Council requests the imposition of a clear planning condition requiring:

- A detailed breakdown of proposed water-saving measures;
- Evidence of secured SNOWS offset credits or equivalent mitigation agreements;
- Long-term monitoring and management mechanisms, including contingency arrangements should SNOWS credits become unavailable.

2. Highways, Access, and Traffic Impact

Vehicular Access and Safety

The proposed vehicular access point onto Sargent Way is strongly opposed. The road currently experiences high traffic volumes, poor sightlines, vehicle overrun of pavements, and rat-running behaviours that pose considerable safety risks. A recent WSCC traffic survey (July 2024) recorded approximately 2,000 vehicle movements over four days through the Neighbourhood Centre, which is indicative of existing strain that would be exacerbated by the proposed development.

Alternative Access

The Council strongly advocates for relocating the primary vehicular access to Broadbridge Way (north), thereby mitigating further safety and congestion issues on Sargent Way.

Pedestrian and School Safety

The development would increase pedestrian movements, especially for school children travelling to Shelley Primary School and Tanbridge House School. Therefore, the following pedestrian safety enhancements are essential:

- A controlled (signalised) crossing on Broadbridge Way;
- A raised table crossing near the Neighbourhood Centre;
- A Tiger Crossing to the north of the development.

Traffic Assessment Concerns

The applicant's projected figure of 34 car movements during peak hours is considered grossly inaccurate. Local observations suggest a figure closer to 180 vehicle movements. A revised Transport Assessment is required, including:

- Updated trip generation data;
- Junction capacity modelling;
- Analysis of cut-through traffic using the Co-op car park and Wickhurst Green estate.

Future Management of Sargent Way

The long-term status of Sargent Way remains unclear. The Council recommends that the planning authority consider:

- Introduction of a 20mph Traffic Regulation Order (TRO);
- Potential closure or restriction of Sargent Way;
- Developer-funded infrastructure improvements prior to any occupation.

Cycling and Walking Infrastructure

The rural footpath along Broadbridge Way is heavily used but remains unlit along much of its length. The Council therefore requests:

- Installation of low-level lighting at 25m intervals along the entire length;
- Consideration of transferring ownership of the solar lighting to the Parish Council, subject to an agreed maintenance arrangement.

3. Surface Water Drainage and Flood Risk

The submitted drainage strategy is insufficient. It fails to demonstrate compliance with water neutrality principles and does not adequately address known local flood risks.

- The southern culvert, which is prone to flooding, is not referenced or assessed;
- The attenuation basins and watercourses on the developer's land are currently in poor condition, undermining confidence in their capacity to manage additional surface water;
- The east-west watercourse to the north is obstructed and requires clearance and restoration;
- Historical flooding events linked to the WSCC culvert and Vistry-controlled watercourses are noted by the parish council.

The Lead Local Flood Authority (LLFA) has objected to the proposal. The Council strongly supports this objection and insists that all flood risk and drainage concerns are fully addressed before any determination is made.

4. Parking Provision

The proposal offers insufficient visitor parking relative to the scale and topology of the development. Anticipated household sizes will likely lead to parking overspill and localised congestion. The Council requests the planning authority require additional and appropriately located visitor parking.

5. Land Use and Development Context

The site was previously discussed in the context of lower-density housing and potential community or educational uses. Feedback from previous community consultations and local development discussions indicated support for a community-led, low-impact scheme that retained open green space.

6. Developer Obligations and Delivery Concerns

The applicant, Vistry, has an unresolved history of failing to meet obligations arising from prior developments. In particular, amenity land at the Wickhurst Green development remains to be transferred to the Parish Council over 10 years after development commenced.

To prevent recurrence, the Council strongly insists that no dwelling should be occupied until:

- All public realm and enabling works are completed;
- All applicable planning conditions are complied with;
- Obligations are secured through a robust S106 agreement.

7. Construction Management

Due to the site's close proximity to existing residential properties and pedestrian routes, a robust Construction Management Plan (CMP) is essential. The CMP should include:

- Strict working hours and noise/dust control measures;
- Traffic marshals during school peak hours to ensure pedestrian safety;
- Scheduled liaison meetings between the developer and the Parish Council.

8. Community Benefit and Section 106 Contributions

The developer has previously committed to community improvements which remain outstanding. The following must be formalised via planning condition or Section 106 agreement:

- Drainage improvements to the WSCC culvert beneath Broadbridge Way;
- Contributions toward the long-term development of the Broadbridge Heath (Village Centre) open space;
- Financial and logistical support for drainage improvements at the Village Centre recreation ground, enabling greater use for community sport.

NAME:	OPTIONAL
DATE:	4 th August 2025