
From: Planning@horsham.gov.uk
Sent: 04 November 2024 16:12
To: Planning
Subject: Comments for Planning Application DC/24/1538

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 04/11/2024 4:11 PM.

Application Summary

Address:	Land To The South of Furners Lane Henfield West Sussex
Proposal:	Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access
Case Officer:	Stephanie Bryant

[Click for further information](#)

Customer Details

Address:	10 The Daisycroft Henfield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Other- Privacy Light and Noise- Trees and Landscaping
Comments:	I broadly support the development. The level of affordable housing is welcome, as long as it is delivered, and the design features are appropriate and match the local architecture of the village. The need to retain a green buffer zone around Backsettowm is essential, so I am supportive of the housing area being located as shown on the plans.

The proposal to retain the existing oak trees in the 'residential interface' area to the back of my property at the western edge of the most southerly part of the green buffer zone are welcome, particularly given the biodiversity benefit they provide.
I do have a number of concerns, however, which are summarised below.

Green Buffer Zone

I live at the 'residential interface' at the western edge of the most southerly part of the green buffer zone, so have a view eastwards across the most southerly part of the site towards the areas identified as 'sensitive edges of the countryside' on the consultation plans. The consultation plan proposes that this will be an open space of wildflower meadows, with a pathway through the area.

Whilst I am in support of the wildflower meadow element my concern is to avoid this becoming too busy a thoroughfare, detracting from the site's rural character and increasing the risk of it becoming a dog fouling zone, particularly as this will be the closest green space to the proposed development but also for existing residents on Furner's Lane, who would generally use the Common for dog walking. I would therefore like to see it maintain its more rural character, so no hard surface footways or street furniture, with such items (if they are to be included, including dog bins) located in the northern part of the green buffer zone. In addition, it is essential that there is a costed and funded management plan for the green buffer zone, particularly the wild flower areas. If this is not put in place then the wild flower area (and the green buffer zone generally) will revert to scrub.

Residential Interface

I would also like to see an appropriate buffer zone created in the area marked as a 'residential interface' in the 'Design and Access Statement' that is to the back of my property (at the western edge of the most southerly part of the green buffer zone) and the open space area on the site. My particular concern is that without an appropriate buffer there is a potential security risk to me with easy access into my back garden from the site, particularly if more people may be using the area, as well as greater visibility into my home.

Ideally, therefore, I would like a low-level 'uninviting' buffer zone (perhaps 10 metres in depth) at the end of my property and the open space. It should be a low-level buffer, rather than tall screening, so that I can continue to enjoy the views across the area and allowing me to enjoy the amenities of the site, as reflected in the Neighbourhood Plan (Policy P2.3.1 d).

Drainage

Linked to the above point are the drainage arrangements across the site. There are open swales to the back of the proposed housing. However, there is also an open ditch to the rear of my property. Given the drainage issues on the site, can the existing ditch (effectively an open swale) be retained. This will also help in providing an appropriate residential interface buffer zone, particularly when supported by a low-level planted buffer zone in this area.



Kind regards