

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 February 2025 10:32:18 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0116
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 17/02/2025 10:32 AM.

Application Summary

Address: Shelley Arms 16 Old Guildford Road Broadbridge Heath West Sussex RH12 3JU

Proposal: Erection of 4No. dwellings and associated car parking, amenity space and landscaping, along with re-configuration of pub car park.

Case Officer: Robert Hermitage

[Click for further information](#)

Customer Details

Address: C/O Courtney Green 25b Carfax Horsham

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other

Comments: To Whom it May Concern;

We are directors of the Solomons Seal (Horsham) Management Company Ltd and are the resident's management company for the development that this application abuts. We are in the final stages

of transferring the land from Bellway Homes and it is highly likely we will be the adjacent landowner when this development comes to be built. We previously reached out to the applicants agent with no response.

We wish to make the following observations.

- The surface water will connect into the Solomons Seal surface water system which impacts the attenuation basins (SUDS) and ordinary watercourses we manage, there has been no consultation on permission for this or how contribution to maintenance costs will be handled. This additional water flow into our managed areas will have considerable impact on the maintenance.
 - We would like to see a clearer drawing of how our parcel of land (to the right of the entrance) will be impacted and protected during construction.
 - There appears to be no pedestrian access to the development, with a limited visibility splay could be problematic.
 - The area of the housing is currently used for additional parking from Lifestyle Ford which alleviates parking issues on the main road, it is anticipated that removing this could add significant on street parking hazard to Old Guildford Road, Mulberry Gardens and Weston Avenue. The applicant should explain how they will alleviate this loss of third party facility.
 - There are covenants impacting the change of boundary to plot 1 on the Solomons Seal development and as of writing there is no application for this submitted to ourselves, this would need to be resolved prior to work starting.
 - We would appreciate a Construction Management plan so we can see how this development will be managed to reduce impact to our members, as a minimum we would expect noise and dust control, reasonable onsite working hours and wheel washing.
 - The road where this development will connect into Weston Avenue has been a contentious point for many residents and great effort was put in to ensure resurfacing was committed to by the developer. We would appreciate a commitment to ensure the road is sectionally resurfaced to ensure there is no scaring.
 - There is a streetlight to be relocated which does not appear to feature, street lighting is not yet adopted and forms part of a planning condition on the Land North of Old Guildford Road Development.
 - The S38 adoption has not yet occurred, and Bellway Homes remain the landowner, our discussions with Bellway suggest there has been no engagement on this access.
 - The distance from plot 02 On the Land North of Old Guildford Road development, 1 Onslow Walk, appears to be measured from the furthest wall and not the closest point to point, therefore this distance will not meet previously stated planning requirement of 18 metres from the furthest wall when measured correctly.
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We encourage the developer or their agent to open dialogue with us as the adjacent land manager/owner.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton