

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 November 2025 20:48:11 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 08/11/2025 8:48 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

[Click for further information](#)

Customer Details

Address: 40 Carter Drive Broadbridge Heath Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	Objection to Planning Application - Land to the South of Broadbridge Way, Broadbridge Heath

(Application Reference: DC/25/0894)

I wish to object to the proposed development of 92 dwellings (54 houses and 35 apartments, 36% affordable) on land to the south of Broadbridge Way. My property on Carter Drive directly faces the site, and our street is proposed to form part of the access route.

Traffic, Parking & Safety:

Carter Drive already experiences heavy parking pressures and congestion, with limited footpaths at its upper end. The addition of 92 dwellings will significantly increase traffic, restrict emergency access, and create pedestrian safety risks-particularly for children. Together with the planned retail park further up Broadbridge Way, this will exacerbate local congestion. This conflicts with NPPF paragraphs 110-112, which require developments to ensure safe and suitable access for all users.

Character & Overdevelopment:

The top end of Carter Drive has been a quiet cul-de-sac for 10 years. The proposed scale and density are out of keeping with the established and proposed character and will cause loss of privacy, noise, and light pollution. This is contrary to Horsham Local Plan Policies 32 and 33, which require developments to respect local character and protect amenity.

Infrastructure:

Broadbridge Heath Primary School is oversubscribed, and the village has no GP surgery. The additional population would strain education and healthcare provision, contrary to Local Plan Policy 39 and NPPF paragraph 95 on ensuring adequate services and sustainable communities.

Original Design Intent:

Earlier proposals included a hedge buffer and separate access road, which have been removed. Residents also pay management fees for the maintenance of Carter Drive; it is inappropriate for the new development to rely on this access.

For these reasons, I respectfully urge the Council to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





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