
From: Planning@horsham.gov.uk
Sent: 19 February 2025 10:23
To: Planning
Subject: Comments for Planning Application DC/24/1676

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 19/02/2025 10:23 AM.

Application Summary

Address: New Place Nurseries London Road Pulborough West Sussex RH20 1AT

Proposal: Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.

Case Officer: Stephanie Bryant

[Click for further information](#)

Customer Details

Address: 4 Drovers Lane Pulborough

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking

Comments: My objection is not to the building of houses on this land, I appreciate the need for housing and particularly social housing. My objection is to certain aspects of this particular plan which I believe will adversely impact the village in particular with respect to Highways, safety, traffic and parking.

1.a. This new development will be a cul de sac of 160 houses with only one road serving as an entrance to and exit from the development for those living there and users of the country park and pump track. This is insufficient and unsafe. The traffic survey on which this plan is based was carried out half a dozen years ago. Since then, we have seen the damage done by the increased traffic through Glebelands and Spinney North when Church Hill was closed. While there is little on road parking in Glebelands there are blind spots created by the hill and its curvature which will become more dangerous with heavy traffic. Spinney North is normally heavily lined with parked cars and traffic, turning it into a single lane road for most of the day with traffic having to reverse or pull into side streets to allow buses and cars to pass. This is a

bus route.

The road is particularly congested during peak times because parents are also parking to drop off children. There is a high risk of accidents on this route before a further 160 households begin to use it. A second entrance to the site is really required and options are available at the access point behind strawberry fields and the road past the allotments .

1.b During the building work the heavy lorries entering the site at the entrance to Drovers Lane will damage the entrance to this private road. What are the plans to restore the roadway with high quality materials and who will be responsible for this? Who will hold them to account?

1.c Whilst New Place Nurseries was the tenant in the land north of Drovers Lane there were a couple of winters in recent years when the drainage channel on their side of the boundary became blocked and over flowed leaving muddy sludge across the road on the Drovers Lane side of the boundary. On both occasions Newbridge cleared up the mess and unblocked the channel accepting responsibility. Who will do this going forward? I have asked Horsham district council and was told they didn't know. They referred me to the builder but did not know who that was. I tried Catesby who referred me to a named individual at the current owner.

[REDACTED] Development Director at Barratt Developments [REDACTED] and I have emailed this person twice but had no response. This does not increase my confidence that there will be a body that accepts responsibility for this and is held to account for it.

1.d The plan shows that the bridge over the railway line near Sainsbury's, creation of which was I believe a condition for this application to go forward is going to offer stepped access only, not a ramp. This is not fit for purpose as many of the users will be parents with push chairs and elderly people who will need a ramp. I appreciate this will make the bridge more expensive but there is no point in building a cheaper one which will not be usable by the people who need it most. Please ensure this is changed.

2. a. Maintenance of the new development. There seems to be nothing in the proposal to indicate who will be responsible for the maintenance of the common areas in the new development and the Pump track and country park. Is the council adopting these roads? If so, would it consider adopting drovers lane as well?

2.b. The population of Pulborough has doubled since the 2001 census. However, there is still just one medical practice, one primary school and one vet. The main north south through road is now a single lane controlled by lights and this also slows down the main east west road, Lower street, at the bottom of church hill, where there are two small roundabouts. As a former director of Saxon Weald Housing Association I am familiar with instances of Builders agreeing to provide facilities for medical practices , and community facilities, but when a GP willing to take this on or a person willing to run a community facility cannot be found the planning authority agrees with the builder to absolve them of the responsibility. Please do not let that happen here regarding the facilities promised.

Please address the access traffic safety and maintenance issues raised here.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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