

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 February 2025 16:51:06 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 4:51 PM.

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:	7 Drovers Lane Pulborough, Horsham
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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- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I am resident in Drovers Lane, my property being adjacent to the

proposed development. I have a number of concerns regarding the development as follows:

Access to Site: The proposed access is off of Drovers Lane - I am concerned how this will be achieved. How will access to Drovers Lane residents be safely maintained during construction of the new access road and disruption to the residents kept to a minimum? Will Drovers Lane which is a private road and is block paved be reinstated to the current standard at cost to the Developer and not the residents of Drovers Lane?

Access from Glebelands: I am also concerned regarding the overall access to the site via Glebelands. Glebelands has a steep gradient, poor site lines, and often has parked cars. This will become dangerous with high volumes of construction traffic. The alternative access via New Place Road, Link Lane and The Spinney would be even worse. The construction lorries would have to negotiate estate roads with parked cars and an infant and junior school.

Local Services: Local services are already under pressure (Doctors, Schools). The development will only exacerbate these pressures.

Disturbance during construction: As an owner of an adjacent property to the development site I am concerned about noise and disturbance during the construction phase. I am also very concerned about flooding and possible water run off (which can already be an issue) and becoming worse as a result. I see attenuation ponds are proposed as part of the development but I wonder who will be responsible for maintaining these once the site is completed as well as the existing ditch that runs between Drovers lane and the site - I can see no mention of this in the documents.

Are there any plans to plant trees along the boundary to Drovers Lane to more effectively screen our existing properties?

Local Wildlife: The former nursery site is home to quite a lot of wildlife - birds, bats, foxes etc all of which would be adversely affected by the development. I can see that a nature park is planned as part of the development, but this is basically going to be situated on the part of the site that they wouldn't be able to build on anyway due to the slopes and the proximity of the railway.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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