

From: Planning@horsham.gov.uk
Sent: 22 September 2025 18:44
To: Planning
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 22/09/2025 6:43 PM.

Application Summary

Address:	Land To The South of Broadbridge Way Broadbridge Heath West Sussex
Proposal:	Full Planning Application for the erection of 89no. 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:	71 Sargent Way Broadbridge Heath 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">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Dear Planning Team</p> <p>I apologise as I have noticed that I made some errors on the map that I submitted regarding the Proposed Development DC/25/0894. The lines for the rat runs were partially in the wrong place.</p> <p>Please find attached the new map with some additional information. Main route through Sargent Way including short cuts through CO-OP car park.</p> <p>Accident spots and pinch points</p>

Access to CO-OP delivery area off Sargent Way, this is access to large lorries, which arrive from the east along Broadbridge Way.

Key. Orange line: main routes into Wickhurst Green to take alternative route instead of using the Ring Road.

Green line: pinch points at corners and blind spots also CO-OP delivery point behind the store. These are big lorries that need a lot of space.

Red crosses: accident spots for a number of car crashes. Road crossing along Sargent Way which goes over the Co-op car park is a blackspot for pedestrians as you have to look over your shoulder from south, east and west as cars do not recognise the rights of pedestrians and I have witnessed many difficulties that people crossing have experienced as well as me and my family.

Yellow lines: Tree and hedgerow corridors important for birds and other wildlife, including starlings, many seed eating birds, raptors, and other bird species such as robins, black birds, hedgehogs. These hedges link to other areas across the county.

Hedgerows and Tree line - in proposed development.

HDC BNG - As I previously mentioned I do not understand how the Biodiversity metric on the site and its borders is scoring so low due to the fact that the Tree line dividing the site has a number of old trees and hedgerows as well as the tree line and hedges running along Old Wickhurst Lane and Broadbridge Way.

These lines of trees and the waterways that run through the estate can continue to be important stepping stones as referenced in HDC's commitment to a Nature Recovery network. The original proposals on DC/09/2101 and the other related planning numbers for this site and money related to any S106 agreements should be taken into consideration. The whole area of BNG in proximity to Wickhurst Green could be enhanced by Vistry going forward and with proper contingency plans in relation to the upkeep and proper maintenance, which would bring employment to the area and the estate. For example, what happened to the wildflower meadows that were started along Broadbridge Way?

Barbastelle Bats and other wildlife - there are many witness statements of local residents seeing bats in the trees around the perimeter. There have been many recorded sightings. There have also been other surveys which note the surveys in the area, such as Lyons Farm and other surveys and sightings in recent development proposals. See map of 1 mile radius which takes into account a large area. Also of note is that all bats are now endangered species. HDC needs to promote recording of native species of wildlife and encourage more linking of habitat.

See DC/11/0079 going back to development proposals is there any possibility of BNG net gain being put into place with regard to further connections along the tree and water line across Wickhurst Green development. This could be a fantastic project for Horsham Green network.

Current pollarded tree of Willow on Wickhurst Lane, this tree was pollarded either the end of August and beginning of September,

Water neutrality and the SAC/ Arun Valley - this continues to be under threat and there are currently no real solutions to the current threat in regard to wildlife, human health and climate change in relation to water and the pressures from the massive developments and water useage in the south east.

Archaeology further notes from 2011 surveys. Please see the archaeological report that was undertaken at previous development.

Archaeology quoted from <https://www.megalithic.co.uk/article.php?sid=6330002>

See quotes below.

"Possible exarnation site found in Sussex. Archaeologists suspect they have found evidence that the Weald area of Sussex was cleared of woodland and used for agricultural purposes much earlier than was previously thought.

In a year-long dig at Countryside Properties' Wickhurst Green development near Horsham,

archaeologists from Archaeology South-East found what they think could be a Neolithic mortuary structure upon which the dead were laid out before burial - also known as exarnation.

The small square enclosure is possibly the earliest Neolithic structure of its type in Sussex, and could indicate settlement in the area earlier than previously believed.

The findings suggest that the Weald was not, as was previously believed, an unpopulated wilderness during prehistoric times. Further tests will be carried out to definitively date the discoveries.

Archaeologists also discovered five roundhouses from the Iron Age, and four medieval settlements. They also found three structures similar to the suspected Neolithic burial enclosure, dated to the Iron Age period.

More, with a plan of the site at BBC History Magazine and see also the West Sussex County Times"

Amenity issues, light and overdevelopment of the area.

Concern for 3 Storey Flats on highest ground 40m elevation, at the top of Sargent Way, which will overshadow the houses and flats in Kinghams Close, Sargent Way and Carter Drive. As others have said that causes loss of amenity for residents, light pollution, loss of privacy and overloading of traffic and development.

attachements following.

[REDACTED]

Kind regards

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**Horsham
District
Council**



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