

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 February 2025 15:48:34 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 20/02/2025 3:48 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: 1 Drovers Lane Pulborough

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Overdevelopment- Trees and Landscaping
Comments:	Access to site during the construction stage, the impact this would have on the surrounding roads. Consideration should be given to

using the original road, by the allotments, when the Nursery was in operation. The impact of all the construction traffic using Glebelands, The Spinney, Spinney North and passing the Primary School will be extremely disruptive and dangerous. When the A29 was closed the traffic was diverted via the school and surrounding roads back to the A29 via the 283. The roads in this area suffered with the breakup of surfaces and high noise levels. Who will pay for any damaged caused to these roads?

I understand there will be a single access road to the development which will cut across Drovers Lane. No information is given as to the road lay out plan after turning into Drovers Lane from Glebelands. The development plan only shows Glebelands as the way in and way out, a development of this size should surely have two entrances.

No actual physical study was carried out on the impact that an additional 200+ cars on these roads would have on the area. A desk top study was commissioned many years ago by the original selling agents of the land, which would not have shown that The Spinney and Spinney North are practically single lane roads, due to there being limited off road parking. Off road parking should be provided in these areas.

On the "Landscape Master Plan, 28/01/2025" it appears to show that the line of Poplar trees will be retained, but on a Combined Hard and Soft Landscaping plan the legend shows "tree belt enhanced". Also the Arboriculture Impact Assessment....." considers that many of the popular trees are poor specimens. This line of popular trees are a major part of the landscape, can we be assured that they will be replaced by mature trees. I note the HDC Arboricultural Response on 5/02/2025 indicates a request for a revised layout, as the present tree plan does not conform with the minimum recommendations of the relevant British Standard.

There are a few footpaths shown, but no cycle paths? How will cyclists access the Pump Track at the top of the Development. Also it is a possibility that this Pump Track will generate more traffic into the development. Are there enough visitor parking spaces near the Pump Track.

Who will be responsible for looking after the public open spaces? ie: pump track, country park, children's playground, suds areas? I note from the WSCC Flood Authority reply, they are also asking this question, together various other remarks regarding water drain offs etc.

Do HDC carry out regular inspections during the construction of such sites to ensure compliance.

The bridge shown over the railway line is indicated as only being a footbridge. Surely with all the planning going into providing a

bridge it should be a bridge to cater for parents with pushchairs, for the disabled etc. This will be a major access route for pedestrians attending the Primary School.

I trust that the layout of the development and choice of housing type will blend in with the spacious layout of Glebelands.

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 Eaton