

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 February 2025 11:11:57 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 13/02/2025 11:11 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:	45 Glebelands Pulborough
----------	--------------------------

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
Comments:	I wish to object (again) to this development for the following reasons:- <ol style="list-style-type: none">1. The only vehicular access appears to be onto the bottom of

Glebelands and given the proposed number of dwellings will likely result in an additional 250+ vehicles, the probable route to the A29 will be via Spinney North (effectively a one lane road given the residents parked cars along it) and past St. Mary's Primary School (very busy at the start/end of the school day) or via Glebelands onto Lower Street. There is already significant congestion around St Mary's school and tailbacks from the junction with the A29. The Glebelands route is also impractical, given parked cars and that it is a bus route plus how busy Lower Street is at peak times and the often gridlocked mini roundabouts at the bottom of Church Hill even before the current traffic lights. Access needs to be sought directly to the A29 from this development if it is to proceed, otherwise this is potentially very dangerous.

2. This development will effectively almost double the size of the Glebelands estate and with all of the other recent development in Pulborough is simply too much.
3. Water neutrality. Given climate change, the impact on Pulborough Brooks RSPB site and the river Arun must figure large in the decision making process given the risk to the wetland habitat on this nationally important wildlife asset. I fail to see how this proposal can be water neutral given probably 400+ new inhabitants. I cannot see any reference to this issue in the current application.
I appreciate this land is earmarked on the neighbourhood plan for development but as I understand it there is still to be a local referendum to ratify it and that hasn't happened yet so it could be turned down. I wish to repeat, we have had much new development in the village over the last few years and this huge proposed addition is simply too much.

The objections raised to application DC/21/2321 must surely be taken into consideration again given the issues raised then are still valid

Kind regards

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 E aton