
From: [REDACTED]
Sent: 27 August 2025 20:27
To: Planning
Cc: [REDACTED]
Subject: Chairman
Attachments: Planning Comment Against DC/25/0894
Attachments: Screenshot 2025-08-27 191756.png
Categories: Comments Received

Dear Planning Team and Councillors

I wanted to copy in BBH but the website does not seem to be giving an email address. I have sent to the clerk but it looks like the post is empty.

I am sending this comment against planning at the proposed development of the area of land opposite Sargent Way and adjacent to Broadbridge Way. I did go along to the Vistry meeting on 6th May and raised my concerns there.

I started my comment and ticked all boxes on the HDC website and when I went to submit the website had timed out and then now is not functioning. see attached.

I live at 71 Sargent Way, RH12 3TE directly opposite the proposed entrance to the site, which originally was meant to be a much-needed school. I ticked all the boxes of objecting to the development. I will be adding a further email with attachments highlighting my concerns about trees and the road dangers that are currently faced by residents on a daily basis and continue to be ignored by Highways and the owners of the road in Wickhurst Green.

I am objecting on the following grounds, which I will number. However, I will also send in attachments showing further detail of the problems that I am very concerned about tomorrow.

1. the proposed site has the entrance to the site directly opposite where I live. Therefore I have first hand and lived experience with regard to all the points that are of concern to me and my family, and a threat to the wider community.
2. The entrance to the site is in the middle of a 2 pronged road layout that contains one hair pin bend where Broadbridge Way joins Sargent Way, from the north. From the South there is another blind bend as cars come from the south. These roads have become 'rat runs' from outside the development. This is well known to Highways and the local Parish Council as well as the Planning Dept.

A quick survey as to the number of accidents from cars approaching at speed from the east and the Tesco roundabout will see numerous collisions with the lights and lampposts at the Bus Gate as well as number of complaints by residents of the continuous use of Sargent Way as a means for large articulated lorries to still use this as a main thoroughfare. The amount of traffic is growing, especially noticeable at weekends, during term time and events in the area. Drivers can be seen regularly looking confused as they follow their sat navs and come round the corner into sargent Way while looking at their phones or trying to take an alternative route, all of which adds to the chaos. The

lorries making deliveries to the Co - op via their entrance at the back have to manoeuvre into a small space while dealing with parked cars in the laybys. The whole design is flawed.

It is very difficult to come out of my drive because of the speed of cars coming from both directions. Drivers are not patient and this is always an issue.

The Co-Op car park is used as a slip road on a minute by minute basis. Cars exiting the Co - Op car park cannot see down Sargent way on the right because the view is blocked by parked cars in the layby or along the side of the road.

Sargent Way was designed as a road to serve the residents of Wickhurst Green and not as a two way road. There are hair pin bends where Sargent Way joins Pelling Way and then goes round again to join the other side of Sargent Way. It is well known that drivers will find short cuts to get through any area, this development is no exception. Thompson Road and Ellis Road had to have bollards put in place to stop usage as a rat run. I know that many other residents are aware and have commented on this problem.

There are cars and vans parked throughout Wickhurst Green on the side of the road adding to the need for caution. This traffic problem causes danger for people walking, and especially children going to school.

3. The two areas of land are surrounding by established trees and old hedgerows. There are many old trees and veteran trees which it is the Council's duty to protect and register. This land has been left since it was farm land and it is the only pocket of land that has been left for wildlife to use. Any amount of bio diversity net gain calculations cannot lead to repairing the loss to wildlife and to the community.

4. With some hindsight and forward thinking the trees and hedge could be saved. and the site could be added to for biodiversity of wildlife and fauna. Bats are seen by residents on a regular basis. There are kites and buzzards which can be seen hunting on the tree line. There are foxes and hedgehogs and starlings.

Sadly, the management company of the developers could do more to protect and enhance what is here already. The watercourse is sadly neglected which would help wildlife and trees.

5. Wickhurst Lane is an ancient pathway and road and the tree line cutting across the 2 parcels of land is what is left of a stretch of oak trees and other older trees which will be offering wildlife corridors to wildlife including bats and other endangered species.

New planting of trees is not a viable alternative because the amount of biodiversity that is lost in the first place will take at least 70 years to gain, planning officers need to be aware of the scientific implications of loss of established trees and hedgerows. Once this is gone the whole of Broadbridge Heath and Horsham is under attack from the belief that concrete and offsetting water and wildlife is the way to go. It is my belief that by taking some care and listening to the Wildlife Trust and the Woodland Trust much more could be done to save our species and nature for our health well being and to mitigate climate change. Also in most cases developers pay the biodiversity to be gained somewhere else - this is needless and destructive of what we have already.

6. The Council should be protecting what communities and neighbourhoods have and not allowing greenwashing to continue.

7. Loss of amenity - includes the loss of the trees and the protection that they afford from pollution. The number of cars and deliveries caused by the build will become much greater. Wildlife will suffer when more and more land in the area is becoming built over.

8. The addition of housing and flats overlooking Sargent Way will be imposing loss of privacy to people who live here.

9. This land was allocated as a school and playing field. The community of Broadbridge Heath needs a school as per the original agreement.

10. The development at Wickhurst Green uncovered archeological evidence dating back to the Neolithic, Bronze age and Roman times. There should be a proper investigation of any archeology in these proposed sites. The previous finds need to be sufficiently and properly investigated again to ensure continuity of investigation.

11. Speed limits and traffic cameras are needed along Broadbridge Way as well , adequate signposting to deter nonlocal traffic and alternative entrance to Tescos from the A 24 slip road would help the rat run problem. At the very least proper signposts need to be in place along the ring road.

I will add more tomorrow.

[REDACTED]