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Sent: 03 September 2025 04:10
To: Planning
Subject: [redacted] Objection to DC/25/1119 Burtons Court Bin Store in Park Place

Categories: Comments Received

Dear Planning

[redacted]. We have significant concerns regarding the loss of a key part of the public highway in Park Place for the sole use of Burton's Court, a private block of flats, for it to store its bins.

Why should Park Place lose part of its public highway to accommodate Burton Court's bins due to Horsham District Council's oversight of failing to include their historic bin provision within their design for the Piries Place car park?

If the situation were reversed and it were not the fault of the local authority, would a private individual or company be handed a concession allowing them to simply commandeer part of the public highway?

Will those who have a commercial interest in Park Place receive any compensation from the Council for the loss of the highway and for the inconvenience this proposed plan and scheme will ultimately cause?

Park Place is a mixed highway where cars and pedestrians share the same space. The street is also a cul-de-sac where vehicles have to turn around so they can exit. Space on the highway is already very tight; a loss of land will create an even more confined space for vehicles to manoeuvre in, which is an added danger for pedestrians.

Park Place already gets congested with vehicles. The introduction of this bin store will make the situation worse. Traffic will be trying to manoeuvre in and out of the cul-de-sac, in a very tight significantly reduced space, with pedestrians forced to walk amongst it. Cars will not be able to turn around safely. This is clearly dangerous. It is an accident waiting to happen.

A safer place for the bin store is within the curtilage of Burton's Court or within the Piries Place Car Park itself. The Council do not want to do this as it is more costly to implement. Unfortunately, this is all at the expense of highway safety in the Park Place cul-de-sac.

Has a comprehensive highway risk assessment of Park Place for this proposal been undertaken? If so, does the assessment account for how more complex it will be for cars, vans and lorries to manoeuvre or turn around on the reduced highway? How more vulnerable will pedestrians be to traffic? What scientific data is there to show that this application does not pose harm to public safety?

We therefore OBJECT to DC/25/1119 on the grounds of loss of highway access, general amenity and public safety.

Aside from our public safety concern, residents of Burtons Court regularly dispose of items that should not be included within their regular waste. In the temporary bins at the end of Park Place we have seen furniture, mattresses, sofas, and other large items. Unless proper controls are in place, residents will simply leave these items on top of the bin store, and the street will yet again become a dumping ground for fly tipped waste. The bin store is also vulnerable to vermin. We therefore OBJECT to DC/25/1119 on the grounds of loss of general amenity.

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