[redacted]

From: Planning@horsham.gov.uk
Sent: 10 May 2024 16:44
To: Planning
Subject: Comments for Planning Application DC/24/0593

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 10/05/2024 4:43 PM.

Application Summary

Address:	Harleydene Sandgate Lane Storrington West Sussex RH20 3HJ
Proposal:	Demolition of existing Sunroom, Utility, Garaging and driveway. Erection of front extensions, two storey side and single storey side and rear extensions. Roof alterations with gables and dormers to existing property and proposed new detached garage, new vehicle access with automated gates and associated landscaping.
Case Officer:	Shazia Penne

Click for further information

Customer Details

Address:	Little Downs Sandgate Lane Storrington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Harleydene is the first house of 21 on Sandgate Lane, which is a dead end, single track lane, without a pavement for pedestrians so pedestrians walk in the lane itself, so traffic for the other homes on the lane must pass Harleydene. Our only concern is regarding the new entrance to Harleydene. On the plan the entrance is being moved closer to entrance to Sandgate Lane from Water Lane and much closer to the pedestrian access to Sandgate Park (which is not shown on the block plan but is part way down the lane towards the proposed entrance). There is significant pedestrian traffic on the lane in this area due to the Park entrance. This is often families with young children and people walking dogs arriving at or leaving Sandgate Park, or walking up to the other entrance further up the lane making this section of the lane dangerous.

Our concern is that from the plans the size of the new entrance and location of the electric gates doesn't appear to provide enough space for delivery vehicles (e.g. groceries, online ordering etc) for Harleydene to pull easily and completely off the lane, or rejoin the lane without needing to reverse into the traffic/pedestrian area on this busy part of the lane. Without being able to pull off the lane easily, as we see with other properties, delivery drivers just stop in the lane and block it for all traffic. Blocking the lane at this point would impact all other residents on the lane and, if traffic is going in the opposite direction meets the stationary vehicle it will result in vehicles needing to reverse in this area where there is high pedestrian traffic in the lane itself and close to the vehicular entrance from Water Lane. Reversing in this area is a safety concern. We see the lay-by by the current drive (which will have a pedestrian gate to the back garden) is being retained for servicing the sewage treatment plant etc. but it is highly likely deliveries will stop by first, and main entrance for Harleydene.

Please can the new entrance be reviewed to ensure that there is sufficient easy access/space for delivery vehicles for Harleydene to completely pull off the lane and easily rejoin Sandgate Lane without the need to reverse for safety reasons and to avoid blocking the lane for all other traffic.

Please could we also request that as there is no facility for parking on Sandgate Lane that all vehicles related to the site are accommodated on site, and there is turning space for vehicles to avoid construction traffic reversing on to the lane. If in exceptional circumstances for a delivery or for other reasons there is a need to block the lane that the Sandgate Lane Residents' Association is informed with sufficient notice of the blockage so this can be communicated to all other residents allowing them to plan accordingly and minimise the inconvenience.
Many thanks.

Kind regards