

Appendix D

Comment forms completed and returned at or following the Public Consultation on 26 January 2026.



MICHAEL CONOLEY
ASSOCIATES

CHARTERED ARCHITECTS

PUBLIC CONSULTATION – Monday 26th January 2026

Proposed Residential Development

**Land at Toat Café, Stanes Cottage, Land adjoining Stanes Cottage, and Whitelands,
Pulborough**

We would be grateful for your comments and suggestions on the proposals. We will aim to incorporate all positive suggestions within the final design.

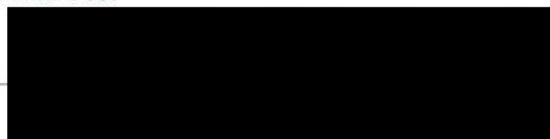
Comments:

Looks V. Good worried about
increased traffic on an already over-burdened
Road.
Nice Gentle Rise.

I support/do not support the re-development of the site:

Name:

Contact address:





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Proposed Residential Development

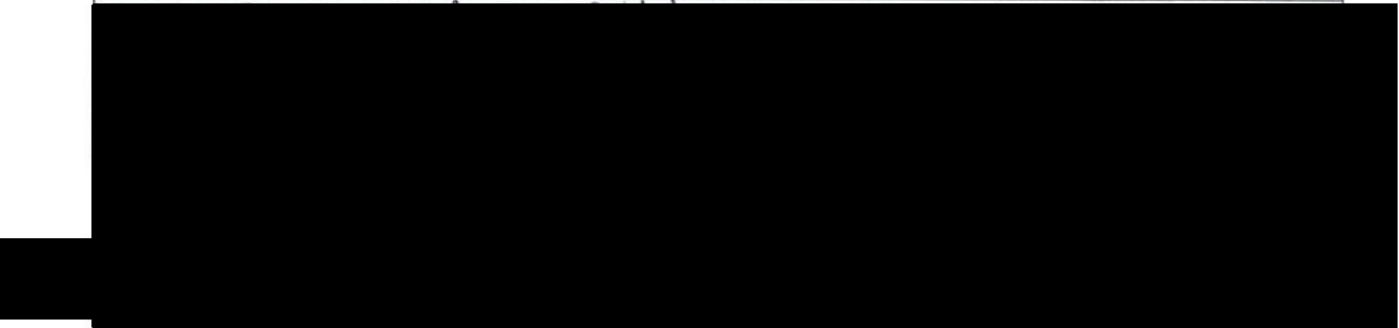
**Land at Toat Café, Stanes Cottage, Land adjoining Stanes Cottage, and Whitelands,
Pulborough**

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Comments:

I Really like the
look of the plans
I think it would be
a good thing for North Heath.
my only concern
would be the traffic
(construction) and build
up on the main Rd
when development is finished

I support/do not support the re-development of the site:





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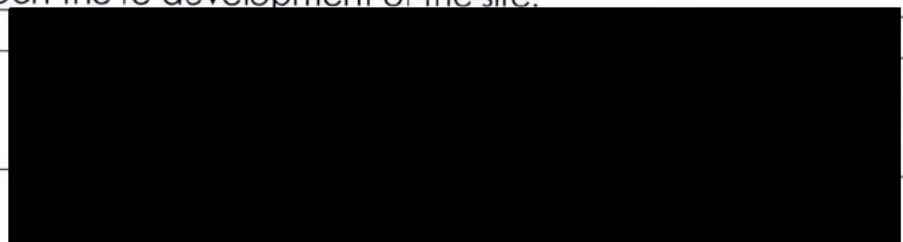
Comments:

It would better to have the cafe facing the play area.
I am in [REDACTED] and have a large pond in
the back garden that overflows into the ditch.
I would also like the pumping station moved
further away from my garden/property.

I support/~~do not support~~ the re-development of the site:

Name:

Contact address:





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Pulborough**

We would be grateful for your comments and suggestions on the proposals. We will aim to incorporate all positive suggestions within the final design.

Comments:

I believe it would be better to have the cafe
facing the play area

I support/do not support the re-development of the site:

Name:

Contact address:



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We would be grateful for your comments and suggestions on the proposals. We will aim to incorporate all positive suggestions within the final design.

Comments:

My biggest concern is the additional traffic that will be generated on Broome's Hill Lane.

The lane is already dangerous and has a national speed limit. There are numerous pot holes which re-appear ~~is~~ very quickly after being repaired.

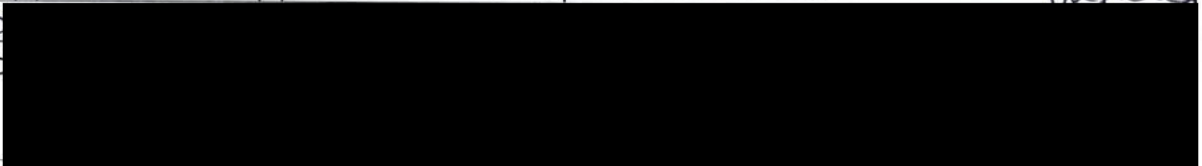
The lane needs the speed limit reducing and narrowing points put in place to slow down the traffic, which will undoubtedly be vastly increased.

The roundabout is great on the A29.
Although in principal I am not against the development, I would reject the proposal unless BHL is improved.

I support/do not support the re-development of the site:

No

Co





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Comments:

8. Concerns re surrounding road and pavements with respect to increase in traffic and pedestrians.

The current, nearest bus stop opposite North Health Services is not suitable to house a shelter, concerned an increase in passengers from this stop will cause a hazard and force people for the waiting for the bus onto private land. The adjacent driveway for Blake Cottages residence is already hazardous and with limited viewing when exiting onto the A29.

Pavements and road would need to be improved and a new bus stop located nearer the site.

I support/do not support the re-development of the site:

Name:

Contact d



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Comments:

Copy of full plans including
drainage details

WILD MEADOW LEVEL NEEDS REDUCING BY
2-3 feet.

I support/do not support the re-development of the site: **UNDETERMINED**

Name:

Contact details:





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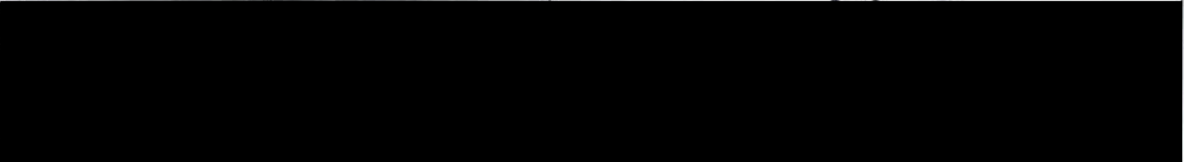
Comments:

Copy of everything we were
expected to digest in 2.5 hours including
drainage survey/report.

I support/do not support the re-development of the site: *insure*

Name

Company





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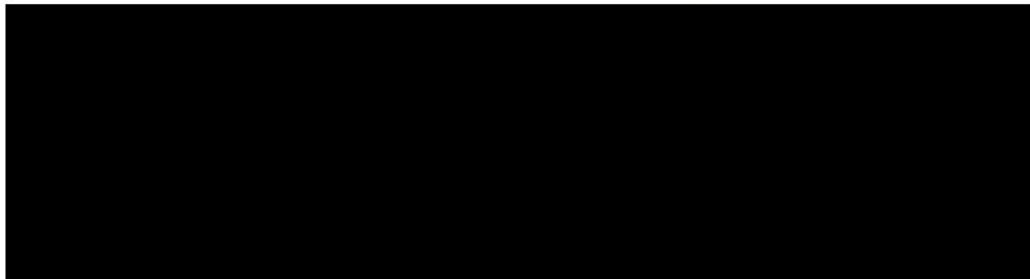
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Pulborough**

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Comments:

Please email the plans



I support/do not support the re-development of the site:

Name:

Contact address:



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Comments:

✓ I support/do not support the re-development of the site:

Name:

Contact address:



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Comments:

I am concerned about the speed on the A29. I live in Blackgate Lane + know how dangerous the junction with Blackgate Lane + Broomers Hill is. It would be an inexpensive alteration to move the de-restricted speed sign + maintain A.29 at 40 mph. to further north passed The Toat Cafe + Jet garage.

I support/do not support the re-development of the site:

Name:

Contact address:



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Comments:

Thank you,

Water pressure
Very low & heavily

I support

Name:

Contact



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Comments:

More traffic onto A29 – already
a death trap from Broomers
Hill lane + Blackgate Lane
– far too many houses
proposed – A29 is LETHAL
at this junction
already
do not

I ~~support~~ / ~~do not support~~ the re-development of the site:

Name:

Contact details:





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Comments:

WOULD LIKE TO SEE MAINS SERVICES EXTENDED TO
HOMES ADJACENT TO CURRENT TOAT CAFE TO INCLUDE
MAINS GAS, SEWAGE.

LIKE THE SUGGESTION OF ROUNDABOUT OF WHICH
WILL SLOW DOWN TRAFFIC

WOULD LIKE TO HAVE FOOTPATHS WIDENED & MAINTAINED ON
THE A29 LOCAL TO THIS DEVELOPEMENT

☒ I support/do not support the re-development of the site:

Name:

Contact:



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Comments:

My biggest concern would be the increased traffic on
Brammers Hill Lane, being used as a cut through
with no speed limit or traffic calming in place.

I support/do not support the re-development of the site:

Name:

Contact address:



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Comments:

- I am concerned about the extra traffic coming out on to the A29.
- Please use this opportunity to boost mobile phone cover in this area
- Traditional trees etc in the hedging not laurel for example.
- Drainage provision is essential as this area is solid clay + does not naturally drain.

I support/~~do not~~ support the re-development of the site:

Name:

Contact address:





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Comments:

I thank you for your evening last Monday and my particular thanks to [REDACTED] who patiently answered all of my questions that he was able to. I would ask that you also pass my thanks to [REDACTED] her hospitality.

I am not opposed to the development and would prefer Option 2. I am surprised, however, to read that your Pre-application is dated June 2025 and yet the Neighbourhood Plan we all voted on and dated September 2025 bears no reference to it. Surely you must have approached all relevant parties and the Plan should, therefore, have reflected this. The proposal is also totally contradictory to my very recent conversation with the Planning Department.

That said, the development is attractive and I would support it. My concern, as I partially expressed to [REDACTED] is the upheaval and disruption to me whilst it being built. My house is directly opposite and, as such, will be effected with noise, and the disruption whilst sewage pipes are laid and trees etc are removed. The creation of the roundabout, being so close to me, will cause traffic delays which will effect me on my access. I would welcome any comments regarding timescales for the different phases of the development and, assuming it is approved, a likely starting date.

I forgot to ask [REDACTED] if the development will have street lighting? That I would not welcome. I also meant to ask what the reaction of the Parish Council to the proposal was.

I look forward to hearing from you.

I support/~~do not~~ support the re-development of the site:

[REDACTED]
[REDACTED]
[REDACTED]