From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 June 2025 13:42:30 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DISC/25/0157
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 20/06/2025 1:42 PM.

Application Summary

Address:	Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ
Proposal:	Approval of details reserved by condition 5 (Construction Environmental Management Plan) to approved appliation DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address:	23 DADSWELL DRIVE BILLINGSHURST

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly urge a reassessment of the proposed access and exit routes for the site, particularly in regard to construction machinery, deliveries, and site vehicle access.

In the applicant's Image 2 "Site Building Program Sequence Plan" their 'preferred' access route is listed as Option 2, which relies on entry via the Dadswell Drive cul-de-sac. However, in the very same image, they acknowledge that access via this route is "limited due to occupied area." It is unclear why, given this known constraint, this route is still being presented as the preferred option. The logic here appears contradictory.

As residents of Dadswell Drive, we oppose this proposal. We have repeatedly stressed that our road is wholly unsuitable for prolonged, high volume construction traffic and deliveries involving heavy goods vehicles. Dadswell Drive is a narrow, private cul-de-sac, not designed or structurally capable of accommodating the scale of vehicle movement anticipated for this development.

In contrast, during recent archaeological investigations, access via Wooddale Lane (Option 1) was demonstrated to be viable. A large excavator was successfully brought to the site via low-loader using this route, and site welfare facilities were even established nearby. Wooddale Lane was originally constructed to serve farm machinery and deliveries to local farms. With minimal traffic management and clear signage, it could continue to serve this practical purpose far more appropriately than the narrow residential street currently proposed.

We also intend to hold the applicant accountable for any damage resulting from construction traffic on Dadswell Drive, including to parked vehicles, pavements, curbs, drains, and potentially even our properties. It is physically impossible for an HGV to negotiate the blind, 90 degree turn at the end of Dadswell Drive without mounting the curb, something we have already witnessed, especially when manoeuvring around residents' parked cars. My wife has already had her car marked by a delivery van as a result of the limited space in dadswell drive, to which I will add a van much smaller than the likes of those which will be delivering materials to the building site, making this an even greater risk.

Furthermore, we remind the applicant that Hilland Road is a designated Clearway. Stopping or waiting is strictly prohibited. Delivery vehicles must not queue here while awaiting site access. This matter has not been addressed in their plan, and we will hold them accountable for every violation, reporting infractions to the appropriate authorities.

We have raised these concerns repeatedly with:

Bellway Homes, who have failed to respond to any of our communications.

Billingshurst Parish Council, who echoed our objections, citing concerns over increased traffic, pollution, and noise.

Horsham District Councillors, who agreed at the hearing that Dadswell Drive was unsuitable, yet claimed WSCC Highways left them "no choice but to approve."

WSCC Highways, who have admitted in writing that no on-site assessment of Dadswell Drive was ever conducted. Their approval was based solely on plan documents, a decision we find completely unacceptable.

Lastly, we note that the diagrams provided in the Construction Environmental Management Plan (CEMP) contain a serious error: the arrow labeled as pointing North actually indicates South. Such a basic oversight raises further concerns about the applicant's attention to detail and suitability for managing a development of this scale.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council