From: Planning@horsham.gov.uk
Sent: 05 December 2024 13:34
To: Planning
Subject: Comments for Planning Application DC/24/0887

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 05/12/2024 1:34 PM.

Application Summary

Address:	Hilland House New Road Billingshurst West Sussex RH14 9AA
Proposal:	Outline Application for redevelopment of the site to provide up to 117 private and affordable dwellings and parking together with an access from New Road, new landscaping and open space, an ecological and woodland park together with associated works, with all matters reserved except access.
Case Officer:	Nicola Pettifer

Click for further information

Customer Details

Address:	2 Woodcot New Road Billingshurst

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	I would like to object to this application and the further submission produced by Northgate Properties (lodged on the HDC Planning Portal on 21 October 2024) on the grounds of safety, increased traffic congestion and environmental impact. Reduction in the width of the road to just 4.8m is below minimum width of 5.5 m recommended in Highways standards (HS2 Rural Road Design Criteria). The road will be too narrow for normal size vehicles to pass, thus considerably increase the risk of collisions and/or damage to vehicles. Currently, the road is barely wide enough but which sharp deep edge of the tarmac, therefore it often requires vehicles to slow down or stop to avoid each other. Narrowing the road further will make the situation much worse. [redacted] Vehicles will be forced to drive very close to the proposed pavement and further increasing the risks to any persons walking along. Additionally, moving the road right against

the hedgerow on one side will result in the hedge scratching vehicles.
Since the retail park on the junction of A29 and New Road opened, New Road now sees a lot more vehicle traffic. Narrowing the road will mean that vehicles of even standard size will not be able to pass one another. They will have to stop or slow down, to allow the other one to pass. This will lead to congestions in close proximity to the junction roundabout on A29 and New Road, which is a safety concern.
The application recognises that positioning the road closer to the hedge will interfere with the head. It refers to "minor trimming" that may be required. This a gross underestimation. Not only the hedge would have to be cut back, but it will require more frequent maintenance / cutting. Let's be realistic, given that in the best of times the hedge is cut once a year or not at all, this suggestion is not practical and not realistic. More frequent maintenance also means that the hedge would need to be cut throughout spring and summer time, when the hedge growth is more vigorous, which is also birds' nesting season. Therefore, on environmental grounds this solution is not practical.
It remains that the proposed residential development of 117 houses is ill-considered, cannot be integrated with Billingshurst village, and, if approved, will result in considerable negative safety issues on New Road, and should be rejected outright.

Kind regards