
From: Planning@horsham.gov.uk
Sent: 26 January 2024 12:35
To: Planning
Subject: Comments for Planning Application DC/23/0406
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 26/01/2024 12:36 PM.

Application Summary

Address:	Land To The West of Ashington C of E School Park Lane Ashington West Sussex
Proposal:	Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	11, Church Close PULBOROUGH
----------	-----------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	My primary objection centres around two key points concerning Bellway's proposed development. Firstly, there is a significant deviation from the originally agreed village plan. Initially, the plan allowed for the construction of 150 houses, yet Bellway now intends to increase this number to 180. Moreover, not only has the total number of houses been proposed, but the size of the designated land plot for the original 150 houses has been downsized by Bellway. Despite this reduction, Bellway still seeks to construct an additional 30 houses on this smaller plot, raising concerns about adherence to the approved plan and squashing house onto a smaller plot. Secondly, my major objection revolves around the proposed junction to the new development

(the only junction). The CGI image presented by Bellway Homes appears to be mere window dressing, it fails to address the hazards posed by the proposed junction. The plan entails the new road exiting near the Church, forming a left-hand junction onto Church Close and then an immediate right-hand turn onto Church Lane (this route is the shortest distance from the proposed junction to London Road, so inevitably this route will be chosen by drivers) . The realistic expectation is that drivers leaving the new junction will not adhere to the designated road layout, cutting the corner or mounting the narrow pavement, potentially leading to a disaster.

With only one entrance and exit from the new estate onto Church Close and then Church Lane, a minimum of 150 additional cars (assuming one car per homeowner) mostly likely 300 additional cars (assuming two cars per homeowner), totally 600 movements per day (based on two cars per homeowner) is foreseen.

This concentration of traffic poses a serious threat and raises concerns about the chaos and safety risks associated with a single entrance.

It is evident that Bellway appears indifferent to the traffic implications and potential disasters arising from the proposed junction, prioritizing approval for construction while leaving the chaos to be sorted by the villagers and council(s). Therefore, HDC Highways must assume a significant responsibility in objecting and denying to the placement of this junction. A thorough examination of Church Lane is imperative, considering its current state and the inevitable escalation in traffic if the proposed development proceeds. The road's narrow width and insufficient pavements, coupled with the existing challenge of parked vehicles, create an unsafe environment for pedestrians and pose hindrances to emergency vehicles. Adding 300-600 more cars movements to this scenario would undoubtedly lead to a safety disaster of epic proportions.

Kind regards