

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 November 2024 21:50:52 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2497

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/11/2024 9:50 PM.

Application Summary

Address:	Handcross Newsagents High Street Handcross Haywards Heath West Sussex RH17 6BJ
Proposal:	Proposed replacement of conservatory with extension of living accommodation over two floors, internal alterations and extension of commercial premises at ground floor.
Case Officer:	Anna Tidey

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Customer Details

Address:	New Cottage Handcross
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally raise my objections to the planning application concerning Handcross Newsagents, located on High Street, Handcross. Upon reviewing the submitted plans and supporting documentation, I have identified several serious concerns that I believe warrant careful reconsideration. Inaccuracies in the Application Details The planning application states that there are no trees within 15

meters of the property. This assertion is factually incorrect. There are several trees within this radius, and as the property lies within a designated conservation area, the removal of these trees would require explicit permission. Furthermore, the potential impact of the proposed development on these trees must be properly assessed, as it could result in significant damage to the local environment.

Traffic and Safety Concerns

The High Street is a highly trafficked thoroughfare, serving as the primary route for children and families commuting to and from school, as well as those visiting the nearby recreational park. The construction of an extension to any business in this area must take into account the already high traffic volumes and associated hazards. Currently, vehicles frequently park on the pavements due to the lack of designated parking spaces for the newsagents, which presents a significant safety risk to pedestrians, particularly children and families. The potential for further congestion and parking difficulties should not be underestimated.

Impact on Local Pedestrian and Cyclist Traffic

In addition to being a busy street for pedestrians, High Street is a popular route for cyclists, including those on the London to Brighton cycle route, as well as participants in classic car events and steam engine exhibitions. The proposed extension would only exacerbate traffic congestion and reduce already limited parking, further impeding the safe passage of cyclists, pedestrians, and those attending local events. It is entirely inappropriate to contribute to an increase in vehicular traffic and parking stress in such a well-utilized area.

Environmental Impact - Air and Noise Pollution

The potential increase in traffic, especially during peak hours, raises significant concerns about air and noise pollution in the village. As a newsagents, the premises already attract a high volume of customers who often leave their vehicles idling, thereby contributing to both air and noise pollution in an area where children frequently walk, scooter, or use prams. The prospect of increased traffic and longer periods of vehicle idling would only worsen this situation, negatively affecting the health and well-being of residents.

Car Parking and Capacity Issues

The planning application allocates only three parking spaces to the property; however, it is well-known that the premises already accommodates four or more vehicles, frequently occupying multiple spaces. If the residential capacity of the property is increased, this will inevitably lead to further strain on local parking availability. This issue needs to be addressed comprehensively in the planning review.

Impact on Privacy, Noise, and Living Conditions

The proposed extension to the property is likely to overshadow the garden and living areas of my home, significantly impacting the privacy and quality of life for my family. Moreover, the noise generated by the increased commercial activity, as well as from construction work, would cause further disturbance. The preservation of privacy and the minimization of noise pollution are critical concerns for all nearby residents, especially given the close-knit nature of our community.

Aesthetic and Heritage Considerations

Handcross is a conservation area, and the proposed development threatens to alter the character and aesthetic integrity of this historic part of the village. Our properties are cottages that have stood for over 200 years, and any changes to the built environment must be carefully scrutinized to ensure they do not undermine the unique heritage of the area. The proposed extension risks diminishing the historical charm and cohesion of the village, which should be preserved in accordance with planning and conservation principles.

Drainage and Infrastructure Strain

There are shared drainage systems between properties in the area, and the proposed expansion of both the residential and commercial aspects of the property will place undue pressure on this already fragile infrastructure. The addition of a public toilet, as proposed, would further exacerbate the strain on the drainage system, which is already prone to issues of water and drainage management. The potential for flooding or other drainage problems must be given full consideration, especially given the presence of covenants governing access to these shared facilities.

Property Value and Impact on Local Community

Lastly, I believe the proposed development will have a detrimental impact on the value of my property, as well as others in the immediate vicinity. The cumulative effects of increased traffic, reduced privacy, and the strain on local infrastructure are likely to undermine the quality of life for residents, further diminishing the desirability of the area.

In conclusion, I urge you to carefully consider these objections and the potential negative impacts that the proposed development will have on the High Street, the local environment, and the community as a whole. I trust that these concerns will be fully addressed in any future deliberations on this planning application.

Kind regards