

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 November 2024 20:14:25 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 08/11/2024 8:14 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

[Click for further information](#)

Customer Details

Address:	1 long lane Handcross
----------	-----------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	To Whom It May Concern, 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 or impact on these trees would require explicit permission. The Town and Country Planning Act mandates that any development impacting trees in conservation areas must be assessed carefully, and the failure to address this in the application raises questions about its compliance.

Traffic and Safety Concerns

High Street serves as a primary route for children and families commuting to school and for visitors to the nearby recreational park. The area already experiences heavy traffic and parking shortages, with vehicles often parked on pavements due to the lack of designated spaces for the newsagents. The potential for increased congestion and associated safety hazards for pedestrians and cyclists, particularly children, is considerable. I request that the council assess this application with regard to local pedestrian safety regulations to ensure it aligns with public safety priorities.

Impact on Local Pedestrian and Cyclist Traffic

High Street is a well-used route for cyclists, including those participating in events such as the London to Brighton cycle route, as well as classic car and steam engine exhibitions. The proposed extension would exacerbate congestion and reduce limited parking, further impeding safe passage for cyclists, pedestrians, and event attendees. In this high-traffic area, any additional development should prioritize the safety and accessibility of non-vehicular traffic, as outlined in the council's sustainable transport objectives.

Environmental Impact - Air and Noise Pollution

Increased traffic, particularly during peak hours, raises concerns about air and noise pollution in the village. Idling vehicles already contribute to pollution in an area frequented by children and families. Increased traffic and vehicle idling would exacerbate this, negatively impacting air quality and resident well-being. Given the council's commitment to reducing emissions in community zones, I ask that an environmental impact assessment be conducted.

Car Parking and Capacity Issues

The planning application allocates only three parking spaces, despite the premises regularly occupying more, often spilling over into nearby areas. Expanding residential capacity will only

heighten demand for parking, likely worsening congestion. A comprehensive parking impact study is necessary to address the strain on local parking.

Aesthetic and Heritage Considerations

As Handcross is a conservation area, preserving its historical character is essential. Local properties, dating back over 200 years, represent the unique heritage of the village. The proposed development risks diminishing this charm, in conflict with conservation principles set forth by the council. Any modifications should be carefully scrutinized to uphold the architectural integrity of the area.

Drainage and Infrastructure Strain

The area's shared drainage system is already fragile, and expanding both residential and commercial uses on the property could overwhelm this infrastructure. The addition of a public toilet would likely exacerbate drainage issues, increasing the risk of flooding and management difficulties. Covenants exist to govern access to these shared systems, and it is crucial that the council ensure full compliance with these before proceeding.

Property Value and Impact on Local Community

Finally, the cumulative effects of increased traffic, reduced privacy, and infrastructure strain will likely reduce property values in the vicinity, impacting the desirability and cohesion of our community.

In light of these issues, I urge the council to reject the proposed development or, at the very least, impose stringent conditions to mitigate the negative effects highlighted above. I would also respectfully suggest a site visit to provide a comprehensive view of the concerns, particularly around traffic, pedestrian safety, tree preservation, and drainage challenges.

Thank you for your attention to these matters. I trust that the council will give due consideration to these objections in the interest of preserving the integrity and safety of our community.

Yours sincerely,

Alison McGillicuddy

Kind regards