

Name:	Mrs Katy Henwood
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Comments

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

- Reasons for comment:
- Design
 - Highway Access and Parking
 - Other
 - Overdevelopment
 - Privacy Light and Noise

Comments: Objection to Amendment to Consent AWD/0701/24

Dear Sir/Madam,

I wish to register a formal objection to the proposed amendment to Planning Consent AWD/0701/24. I do so as a local resident living in close proximity to the clubhouse and as someone who values the long-term quality, character, and safe enjoyment of the Hill Barn and Rotary recreation areas.

My concerns relate to the following material planning considerations:

Visual impact and overbearing scale
Appropriateness of design and materials
Impact on the setting of the South Downs National Park
Noise and odour
Traffic generation and congestion
Parking deficit
Safety of access for vehicles and pedestrians

1. Visual Impact, Character, and Design Quality

The proposed extension of the container-based structure raises significant concerns regarding its visual impact on this sensitive location. The current units, while acknowledged as being under construction, are industrial in form and materials, lacking cohesion in height, scale, and appearance. An increased number of metal containers will further reinforce this industrial character, which contrasts sharply with the landscape setting on the edge of the South Downs National Park and the established character of the recreation grounds. Previously, modest wooden structures and cricket pavilions within the park reflected the rural context and were unobtrusive within the landscape. Any future development in this location should aspire to a design approach that complements the surrounding natural environment

and enhances, rather than detracts from, the distinctive character of the area.

2. Noise and Odour

The introduction of a café function is likely to increase activity levels and result in additional noise and odours associated with food preparation and outdoor use. Given the close proximity of residential properties, consideration must be given to the long-term amenity impact on residents. Any intensification of commercial use should be supported by robust and enforceable noise and odour mitigation measures; at present, these do not appear sufficiently addressed.

3. Traffic Generation, Parking Pressures, and Highway Safety

Hill Barn Lane is a narrow route already subject to congestion, informal parking, and limited passing opportunities. Current usage patterns demonstrate that the existing parking facilities regularly reach capacity, especially during weekend or peak recreational times.

Introducing a café will inevitably attract additional visitors who may rely on roadside parking, exacerbating existing issues. This creates risks for both drivers and pedestrians, including students who regularly walk this route. The visibility constraints at the small car park opposite the golf club entrance heighten these concerns, as exiting vehicles often have limited sightlines.

Emergency access must also be considered. With the road frequently narrowed by parked cars, there is a foreseeable risk of restricted access for emergency vehicles, which could have serious implications for public safety.

4. Impact on Future Use and Enjoyment of Public Space

The Hill Barn and Rotary Grounds are well-used community spaces enjoyed by walkers, families, sports groups, and visitors to the Downs. Any development should support and enhance the long-term functioning of this valued public asset. However, the scale and nature of the proposed amendment risk reducing available parking for park users and altering the quiet, informal recreational character of the area.

Conclusion

I respectfully request that the planning authority consider whether the proposed amendment delivers an appropriate, high-quality, and sustainable design for this sensitive location. The long-term visual impact, increased activity levels, and pressure on local highways and parking infrastructure require careful scrutiny.

A future development on this site should aim to complement the unique landscape and community character of the area, ensuring public safety, protecting residential amenity, and preserving the special qualities of the setting adjacent to the South Downs National Park.

Thank you for considering my comments.

Yours faithfully,

Katherine Henwood
