

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 14:56:03 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1946
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 01/02/2026 2:56 PM.

Application Summary

Address:	3 Station Road Billingshurst West Sussex RH14 9RF
Proposal:	Demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities.
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	Boundary Cottage 2 Station Road Billingshurst
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Overdevelopment- Privacy Light and Noise- Trees and Landscaping

Comments:	Firstly, I would like to draw your attention to the Pre-Application Advice Letter dated 7th May 2025 from Bethan Tinning, Horsham District Council to Shear Architectural Design.
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I would like to comment on the following; on page 3, headed Landscaping, the first paragraph, second sentence reads "Soft landscaping is encouraged at the front to soften the hard edges of the dwellings and provide some visual interest, as well as reduce the number of hard surfaces, as the dwellings are situated opposite a brick wall which curves round the bend of the road. We have to assume no one from HDC planning has actually been to the proposed building plot as the brick wall is actually two houses namely 2 and 4 Station Road with second storey bedroom windows facing directly on to Station Road. These said windows will be directly opposite the second storey windows in the proposed three houses. This is clearly a privacy issue to the occupants of 2 and 4 Station Road and also for the new proposed dwellings. The residents of Cleve Way will also have privacy issues with the second storey windows to the back of the proposed dwellings.

Station Road is a very busy road accessing not only the Railway Station but also a number of industrial estates with the associated large vehicles this entails. We believe this is a significant issue during the demolition and building of the proposed new dwellings with all the additional construction traffic this will entail especially as the proposed building plot is on a blind bend.

Secondly, we would like to draw the council's attention to the fact there are two schools in the vicinity of the proposed building plot, one only 50 metres away. There are numerous children walking along the narrow footpath on Station Road in front of the proposed site and the ramifications should be clear to the council although we feel we should point them out, namely an increase in accident risks. This issue is especially prominent when the original property is being demolished and the building of the proposed dwellings with the associated construction vehicles which will be needed.

We would also like to point out access to the site is via a shared drive which is on a dangerous blind bend and the fact that an additional six vehicles will be using this entrance/exit is also a safety issue for pedestrians and drivers alike.

HDC are rather keen on lecturing residents on all matters "green". How is it that it can be good for the environment to demolish a perfectly good four bedroomed house and replace it with three new dwellings? One imagines this process will not be carbon neutral. Additionally there is the potential loss of mature trees and wildlife habitat.

Regards,

Rosemarie Ward

Kind regards

Telephone:

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