

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 February 2026 09:56:13 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 03/02/2026 9:56 AM.

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:	Stable Cottage 5 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">- Highway Access and Parking- Other- Overdevelopment- Privacy Light and Noise
Comments:	<p>I strongly object to this application on the following grounds:</p> <p>1) ACCESS</p> <p>Access to this site is off a shared driveway on a bend in Station Road. Visibility is often poor when exiting this driveway especially when there are parked cars or lorries in the road. I frequently have to exit from the driveway without being able to clearly see both</p>

ways, especially at school drop off times /pick up times.
The other 3 houses with access to this driveway are all Victorian cottages and the driveway was originally built to only serve these cottages. This application would potentially increase the vehicle movement through this entrance/exit by another 50%, thus increasing the risk of a serious accident on this bend.
Contrary to the application are no passing places on the driveway.

There is not enough space for lorries to turn on site if other machinery/vehicles are there, either at the demolition stage or once the new houses would be constructed, and a realistic no construction zone is put around the oak tree. Lorries backing onto Station Road are dangerous and backing into the site is difficult as there is a gate post and telegraph post to negotiate.

2) LAND OWNERSHIP

The application form and submitted plans show that no 3 Station Road own all of the site including the access road. This is not the case. Groom Cottage 7 -9 Station Road owns the driveway and 3 Station Road has a Right of Way to access their house only.

There is nothing in the application that clearly states that access for houses no 5, 7-9 and 11, all of whom either own or have their vehicular access over this shared driveway, will still be needed at all times and that deliveries, contractor vehicles, workers must stay within in the applicants land and not block or turn in the shared driveway.

There is nothing on the plan to show the division between land owned by Groom cottage and 3 Station Road

3) PARKING

There are not enough parking spaces on this plan for 3 x 3 bedded houses.

There is not enough turning space especially for the cars nearest Station Road, or for the cars to either back into or out from the parking spaces in 1 manoeuvre.

4) OAK TREE (T6)

There is a fragile balance between the Oak tree (T6) and both Groom Cottage and Number 5 Station Road .

Any damage done to the root system on the west side of the tree (the area that is within this application) is likely to have an impact onto the roots on the east side of the tree. The roots on the east side run under both the drive way and Groom cottage. As Number 5 is attached to the east side of Groom Cottage and movement caused by the oak tree roots would thus also damage the

structure of this house.

CEZ for T6 does not go far enough to cover the full span of the root system for the tree and as oak tree roots are shallow lorries and construction vehicles constantly running over them are likely to damage the vital ends of the root system unless properly protected.

5) DRAINAGE and SURFACE WATER

No foul water or surface drainage given in application
Our foul water drain runs under the driveway and has not been marked on the plan. Being a old style drain it is not so deep as modern drains and is therefore at risk of being damaged by vehicles passing over it and turning.

The driveway and our garden already is unable to cope with runoff from surface water and suffers from an increased water table level. Further loss of penetrable garden from this development would be likely to increase this problem.

There is always a problem at the Station Road end of the driveway with standing water outside No 3 Station Road, Groom Cottage and on the pavement.

6) OVERDEVELOPMENT

This application will change the character of the driveway to this small part of the original Billingshurst and the remaining Stables, Grooms and Housekeepers Houses that belonged to the Cleveland estate.

This application will have a direct impact on a number of surrounding properties :-

Numbers 5, 7-9 and 11 Station Road - lack of unrestricted access to own property at all times, mud from

site on driveway, construction noise and disturbance

Numbers 17,19,21,23,25,27 Cleve Way Loss of privacy and light, being directly overlooked

Numbers 2 and 4 Station Road (described in application as a 'brick wall') - Major loss of privacy from proposed upper floor windows

Bin collection - the bins from the existing houses already block the pavement on bin recycling collection day so 4 more bins would increase this problem

I feel that this application needs further investigation into details drawn on the block plan and written in the application form, confirmation regarding the ownership and right of way of the driveway, implications of potential damage to the roots of the oak tree which lye underneath the proposed site, water drainage issues and the lack of restrictions/conditions and construction of a proper porous turning area for lorries using the site, if the

application went ahead and before any demolition began.

I request that the application is REFUSED due to the above points and that as a direct neighbour that I am kept informed re this application (please note that house 5 Station Road was not informed that this application had been submitted)

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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