

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 February 2026 08:05:29 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 02/02/2026 8:05 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">- Design- Highway Access and Parking- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	My main objection to this proposed development is that it will have an unacceptable impact on highway safety, which is grounds for refusal under the National Planning Policy Framework (Dec 24) para 116. Station Road is probably the busiest road in the village, especially at peak school times. There are always hundreds of

children and parents, with buggies, pets, bicycles and scooters using the narrow pavements on both sides of the road. There is a mixture of single and double yellow lines immediately outside and opposite the development site, despite which cars are often illegally parked while dropping off and picking up children. Within a few hundred yards of the site are a primary school, a secondary school and a nursery providing after-school and holiday clubs. Station Road is also the main route for HGVs to and from the industrial estates near the station. The proposed access arrangements would lead to additional vehicle movements, increase existing congestion and put vulnerable road users at risk, both during the demolition/construction phase and subsequently. Access to the proposed six new parking spaces, which are insufficient for three three-bedroomed houses, would be over a shared driveway already used by three other properties including my own, and which has poor sightlines onto a bend in Station Road. I do not think that the site access, as proposed, can handle construction traffic without endangering the public and causing major disruption.

Additional comments:

The three-storey design of the proposed new houses will impact on the privacy of properties in Station Road and Cleve Way.

Para 112 of the NPPF refers to adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. The applicant's Energy & Sustainability Statement states that charging points will be installed only should they be required by future occupants. Adding charging points post-completion would be difficult due to the layout of the site and would inevitably cause further disruption. This should be queried with the applicant by the LPA.

Our neighbour at no.7-9 Station Road has a large and splendid oak tree only about a metre from the boundary of the proposed development site. It is shown on the tree plan as T6 and is the subject of a TPO. Oak Trees have shallow roots that extend as far as or beyond the canopy and so it will be vulnerable to damage during demolition and construction. This could have catastrophic results to our neighbour's property and to other nearby houses including my own.

It is by no means clear that the proposed new houses will each have an individual right of way over the shared driveway, which is not owned by the applicant. It may be that the owner of the shared driveway will refuse access, making the application vulnerable to legal challenge.

For the reasons stated above I strongly urge that this application be refused

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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