

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 February 2026 22:39:29 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1300
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 23/02/2026 10:39 PM.

Application Summary

Address: High Chaparral London Road Washington Pulborough West
Sussex RH20 3BP

Proposal: Permission in Principle for the construction of 4no. two storey dwellings.

Case Officer: Hannah Darley

[Click for further information](#)

Customer Details

Address: The Knoll Rock Road Washington

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Dear Planning Officer,

I write to object to this planning application.

First of all I am staggered that this application has not been brought to my attention as an immediate neighbour to this parcel of land. I thought immediate neighbours were informed.

I wish to point out this location is not a favourable position for development on a number of grounds, the most obvious being a clue in the name of this location: Spring Gardens. This area floods! I have been contacted by the neighbour at the foot of the hill pointing out that there is extensive water gushing off the land and down the path - in the exact location of this application! I am happy to provide photos to show the extent of the flooding!

I feel that the flooding should be addressed in this area, with landscaping through the support of planting additional trees to counter the flooding naturally.

This location is not ideal due to poor access. The entrance is off the very busy and fast A24, with a 70mph speed limit, where there is no slip road for safe access - already an issue for those living or working at this location. Increased housing in this location would increase traffic and specifically the access to these properties is via a single track access, with no planned passing places. The access to this location is the same path for a Public Right of Way used by walkers and parts of London Road by horse riders accessing the local fields. The sharing of Public rights of way with walkers and road users is not ideal, as a potential cause for conflict and health and safety.

I believe that this area is being overdeveloped - there is no additional requirement in Washington, with the small village already having been extensively developed over the past year or so. This development falls outside the neighbourhood plan and is not supported by the local Parish council.

The addition of 4 x houses would likely be substantially sized houses, each of them with a minimum of 2 cars per dwelling. The access point would not support the homes already living there that would share this access, with 4 adults plus the additional cars that would likely also be required to live here (due to the remoteness of the location.)

In addition there is no immediate or easy access to amenities, such as GPs, dentists, schools and shops without the use of a car. Public transport only supports travel by bus North, as you cannot access this site using Public transport South!

Washington falls into a unique Dark Skies initiative, which protects the dark skies of this rural location. Adding homes to this location, will negatively impact the area- causing both light and noise pollution.

This beautiful rural location should not be subjected to further degradation through the overdevelopment of a less than ideal area, which regularly floods. I believe that this application should be rejected in its entirety.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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