

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 February 2026 16:20:23 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0035
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 10/02/2026 4:20 PM.

Application Summary

Address:	Land To The South East of Spring Gardens Washington West Sussex
Proposal:	Erection of 1 no detached two storey dwelling and associated landscaping. Relocation of existing stable. cr
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address: 4 Spring Gardens Washington Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to object to the current planning application for the paddock area, as I have previously raised concerns regarding this site in 2022 when the initial application was submitted. The Washington Parish planning reference SA318 clearly states that the land is not currently developable at any point, meaning that not only should

the stables and kennel not have been constructed, but this new planning application should also be rejected, as the site is unsuitable for residential development.

The paddock area functions as a natural soakaway for spring water, which causes it to become a floodplain. The water runoff from the site flows down the path and into the road entrance of Spring Gardens. I have regularly observed drainage trucks being called to pump out the drain at this entrance, which further underscores the poor drainage and flood risk of the area.

In addition, the stables and kennel, which were initially approved, are not being used for their intended purpose of housing horses. Instead, they are being used to store tools and building materials for SR Roofing. The hard-standing area is regularly used to park multiple work vehicles, which was not included in the original planning approval.

Furthermore, the floodlights on the paddock are frequently left on both day and night, causing unnecessary light pollution. Bonfires are regularly lit on the property during the day, which is disruptive, especially when neighbouring residents have laundry drying outside. Additionally, a significant number of trees have been removed from the site unnecessarily, which I believe further harms the environment and the local ecosystem.

Another significant concern is the already high volume of traffic leading to the farm shop. At certain times, traffic is unbearable, and adding more housing in this area would only exacerbate this problem, leading to further congestion and strain on an already busy road network.

The proposed house would overlook neighbouring properties, leading to a loss of privacy for residents. This would negatively impact the quality of life for those living in close proximity.

The construction of the house would result in significant noise and disruption to local residents, particularly as it could take months to complete. The impact of heavy machinery, construction noise, and increased activity in what is otherwise a quiet area would be unreasonable.

In addition to the above, the proposed development represents overdevelopment of the area. The addition of a new home would put further pressure on local infrastructure, including roads, public services, and utilities. The area is already struggling to accommodate the current population, and introducing more homes would further degrade the quality of life for existing residents.

For these reasons, I strongly object to this application and urge the planning authorities to reject it.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton