From: Planning@horsham.gov.uk
Sent: 05 March 2025 17:42
To: Planning
Subject: Comments for Planning Application DC/25/0219

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 05/03/2025 5:41 PM.

Application Summary

Address:	Wychwood Barns Wychwood Lane Brighton Road Shermanbury West Sussex
Proposal:	Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 2no dwellinghouses.
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	2 Wychwood Farm House Wychwood Lane Shermanbury

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Trees and Landscaping
Comments:	We write as directors of Wychwood Lane Limited, which owns Wychwood Lane from the A281 to the driveway entering Rivermede. Wychwood Lane is a small farm track, predominantly of concrete, but with a tarmac covering at the end nearest the A281. It is single-track along the majority of its length, with passing places in front of the barns. For obvious reasons, no parking is permitted in the lane. We have a number of concerns about the development that affect our property: 1) Shermanbury is quite an isolated rural area, with no shops or other amenities. The bus service is infrequent and it is almost essential to own a car. We note that each of the proposed houses has provision for just two parking spaces, and would expect both of these to be filled by the residents of these three-bedroom houses. This leaves no place for visitors to

these houses to park. Bearing in mind the overall size of the plot owned by Mr Pettett, this seems a remarkably meagre amount of parking space.

2) There is no mains sewer serving this plot, so we would assume that septic tanks would be required for the proposed houses. It isn't obvious to us where the waste disposal company would gain access to the site in order to empty the tanks. It would not be permissible for it to park in the lane in order to carry out this operation. The arrangements for handling septic tank overflow, and on site storm water discharge, to avoid local flooding, need to be identified.

3) Visibility. The two driveways are set back from the lane, and the plans show hedging and trees to the west of the driveways. Traffic approaching from the west will be unable to see cars exiting these driveways (and vice versa) which could be dangerous.

4) The plans appear to show the proposed driveways extending right up to the main part of Wychwood Lane. It should be noted that the passing place is the property of Wychwood Lane Limited, and Mr Pettett's property extends only as far as the dotted line on the plan.

5) The lane is constructed for light agricultural and residential traffic. We have concerns that heavy construction equipment might cause damage to the structure of the lane. This has been a problem lately - vehicles attending a nearby development have caused inconvenience to users of the lane and damage to verges owned by Wychwood Lane Limited.

6) As mentioned above, parking is not permitted anywhere in the lane. Therefore all construction vehicles, builders' cars etc. must be parked on the site at all times. HDC should be aware that Wychwood Lane is a public footpath.

7) A constant cause of anxiety amongst residents and visitors, is the poor sightline Southwards on leaving the Lane, in a vehicle, to join the A281 - to travel North and South. There are regular 'near misses' and, in the past, a collision. Residents are aware of the problem, but visitors may not be. It is considered that it would be unwise to permit further development, and hence traffic, until this hazard is ameliorated.

We should point out that there has been no consultation between Mr Pettett and Wychwood Lane Limited and the company would be keen to hear how he proposes to mitigate these concerns.

[redacted]
Wychwood Lane Limited

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council 50 YEARS

PLEASE NOTE: We have moved, please see the new Council address below.
Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton