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*Windham Reach,
Wychwood Lane
Shermanbury,
West Sussex.
RH13 8AE.*

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31st July 2026

Director of Planning,
Horsham District Council, Albery House,
Springfield Road, Horsham, RH12 1GB.

Re: Planning Application DC/26/1096, Wychwood Lane, Shermanbury

I refer to your Planning Notice of 16th July, regarding an application for approval to build two houses in Wychwood Lane, (the freehold of which is owned by a private limited company), partly in place of an existing barn and partly on a vacant field.

Although my wife and I have no basic objections to this proposal, I am not up to date on current planning policy here which, in the past, has caused the refusal of permission to new houses (rather than conversions).

1 Clarity

- 1.1 Two or four – Whereas this is an application for two houses, the ‘Contamination Risk Assessment’ of Environmental Assessment Services Ltd. Item 1.2 states ‘It is proposed to redevelop the site for two houses and gardens, with a further two houses and gardens to follow’. Is this what is called ‘planning creep’?
- 1.2 Drawing 2604/WY specifically shows ‘Track retained. Whilst this circuitously connects the subject site to the A281, via land which I believe is in the ownership of another, the purpose of retention should be explained. Could this be for construction traffic, or to facilitate further development?
- 1.3 The Contamination Assessment Ashdown trial pits do not seem to cover the footprint of the proposed houses.

2 Environs.

- 2.1 On the coloured Location Plan (but not on plan 2604/WY2), is shown the substantial clad barn, presumably in the ownership of the applicant. This massive structure is out of scale with domestic architecture which predominates in Wychwood Lane. Out of use for over twenty years it is dilapidated. It has what appears to be an asbestos cement roof which, in its deteriorating condition will cause residents some concern. To reduce its detrimental environmental impact, it should be demolished and the site landscaped – a planning gain enhancing the proposed development, and neighbourhood.
- 2.2 A further improvement would be the setting back of the site boundary along Wychwood Lane, past the ‘garage block’, to open up the Lane.
- 2.3 Somewhat overpowering, in future, will be this concrete framed block. A sympathetic treatment reducing its impact should be required by planners.

3 Traffic

- 3.1 Twelve houses currently use Wychwood Lane. The proposed development will, potentially, add at least 16.6% more traffic. The 'garage block' shows 4 vehicles, and there is obviously space for more. Vehicle movements have not been measured lately – but in the past, in my own experience, HDC has required an assurance that a development would not materially increase these traffic movements.
- 3.2 The Lane is narrow, particularly the first 30, or so, metres in from the A281. Often this requires oncoming vehicles to reverse, along the Lane and on occasions back to the 281.
- 3.3 A cause of continuing anxiety is the restricted sight line to the South when joining the 281 to travel North and South. WSCC Highways Office has opined that this is acceptable – but regular 'near misses' would indicate otherwise.

Hopefully, these remarks will be helpful.

