From: Planning@horsham.gov.uk
Sent: 07 March 2025 19:14
To: Planning
Subject: Comments for Planning Application DC/25/0183

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 07/03/2025 7:14 PM.

Application Summary

Address:	Land To The East of Spring Gardens Washington West Sussex
Proposal:	Retention of existing entrance and stable block together with reduced area of hardstanding (permeable) and parking for a single works van / trailer (Retrospective)
Case Officer:	Alice Johnson

Click for further information

Customer Details

Address:	9 Spring Gardens Washington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	Ref: DC/25/0183 - Retention of existing entrance and stable block together with reduced area of hardstanding (permeable) and parking for a single works van / trailer (Retrospective) Good morning, I am writing to you today regards to the above issue as I would like to voice my concerns, in particular the impact this will have on, Parking, noise, disturbance and pollution, loss of privacy and effect on property value, as well as the detrimental effect on the setting of the land and surrounding areas/ properties. Firstly, I would like to mention I have been a resident for the last 22 years, enjoying my right to peaceful enjoyment of my house, allotment and surrounding countryside. Recently, this has

massively been disrupted due to the above application and previous applications submitted by Mr S Ripley.

Parking / Road use - On a number of occasions I have been met with work vans, trailer's and large pick-up style vehicles struggling to get into/out of the 'New entrance' that has recently been created, please see attached pictures for reference. This has caused disturbance and near collisions on a previously quite single private entrance road to spring gardens, as you can imagine when leaving the A24 in order to pull into Spring gardens cars are having to exit at a fast speeds in access of 40mph in order to pull into the slip road quickly from a dual carriageway, only to be met with Mr S Ripley's numerous large work vans, trailer's and large pick-up vehicles in the middle of a private road that should be kept clear for oncoming traffic into Spring Gardens, please refer to highway safety as this has on a number of occasions caused near accidents to residence and visitors to the Spring gardens Café.

Noise/ Disturbance and pollution - Firstly I would like to comment on the 'Stable block' this was not in fact used as a stable block but rather a dog kennel! Causing excessive noise due to barking/howling at all hours of the day and night, please see previous complains to Environmental health, Sussex police and Horsham district council from numerous neighbours including myself regarding animal neglect and potential dog baiting. In regards to the horses being kept on the land, 1 horse was put on the land temporarily without the correct provisions put in place in order to care for it i.e., shelter (This was used for a number of dogs) water and feeding facilities. As of 07/03/25 there is currently no livestock being kept on the land nor is it being used as a paddock as stated in Mr S Ripley's supporting statement and water neutrality strategy.

Regarding the pollution constraint I would like to refer to the number of complains to Horsham district council regarding the burning of waste material on-site. Mr S Ripley has taken it upon himself to dispose of what I can only assume from the smell and smoke on a daily basis, of burning building waste material on the land, and what cannot be burnt being placed in the unsightly permanent skip that has been placed on the hardstanding area. Not only is this effecting my health, due to the constant fumes it is also causing pollution to the local countryside and having a detrimental effect on the local setting.

Loss of privacy - As you can see from the attached pictures Mr S Ripley has taken it upon himself to cut the trees back around his current property opposite the land in question, the trees in question are located on a private road side that is not owned by Mr S Ripley nor his responsibility / right to cut back. This has resulted in a private road including 21 houses and four properties that are adjacent to the land in question being visible to the A24 a dual carriageway not only has this increased the noise heard by the road from my property and garden but has also caused a security risk due to our properties now being seen by passing traffic. I would also like to add that my allotment to the front of my property is attached to Mr S Ripley's land and on a number of occasions this has been used by Mr S Ripley along with numerous other people in order to cut back the trees that separate our land from each other and take measurements for other building work I can assume he is planning.

To summaries, I understand I have covered issues that are potentially not related to the above application, however as a resident I am entitled to quite enjoyment of my property that I have felt has been taken from me due to the above reasons. The proposed application will not only affect myself but also the surrounding natural beauty of the area within the South Downs national park and local businesses.

I would like to refer to section 10.6 in Mr S Ripley's supporting statement:

(The proposed development is located in the countryside; however, it is sandwiched between a total of 25 No. dwellings immediately to the east & west of the site. In addition to the north of the site there is a large expanse of large-scale commercial development, to the west of the A24 So it is difficult to see how the site can be describes as prime open countryside when it is effectively surrounded by residential & large-scale commercial properties & a major highway passing north-south though the county of West Sussex, from London to the coast. Taking into account minimal alterations proposed & the above points it is respectfully asked for Planning Permission to be granted to regularise the existing position on the site 'retrospectively' with regards to the entrance, stable building & hardstanding)

This areas located east of my property and attached to my allotment is an area of open countryside! The private road leading to a public footpath that follows directly into the warren woods is a local walk, one that local residents walk on a daily basis. This land in question for the past 22 years has been used as a paddock, in an areas of outstanding national beauty, in regards to the commercial buildings located on the slip road these have been located here for a number of years and pose no environmental, nuisance, noise or disturbance to the local residence nor the surrounding wildlife or natural beauty to the area. However as mentioned above in regards to the planning application, Mr S Ripley is causing pollution, noise constraints, loss of privacy not to mention the effect this will have on property value and the disregard Mr S Ripley has for the residence of Spring gardens when it comes to burning potentially hazardous waste material daily, blocking the road with work vans, trailers and large pick-up vehicles (At least 5 vehicles) are parked on the hard-standing on a daily basis and struggle to enter exit the 'new entrance' created on a private road, tree-cutting areas that do not belong to him and completely disregarding noise complaints made by the local residents regarding animal cruelty and excessive noise from his building firm and associated workers.

I believe for the above reasons Mr S Ripley's planning application should be denied.

Kind regards,
[redacted]

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.
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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton