

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 June 2026 15:54:44 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0754
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 15/06/2026 3:54 PM.

Application Summary

Address:	Land North of 6 Montpelier Cottages Old London Road Washington West Sussex
Proposal:	Variation of Condition 1 of previously approved application reference DC/25/1480 (Erection of 4no. 3-bedroom dwellings with associated car parking, private amenity space and acoustic fencing. Creation of an ecological buffer zone) to make a minor amendment to the approved red line boundary.
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address:	2 Maple Gardens Old London Road Washington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	Whilst I am not opposed in principle to the development of this site, I have significant concerns regarding the scale, layout, infrastructure provision and highway impacts of the current

proposal. In its present form, the scheme represents an overdevelopment of the site and would have an unacceptable impact on existing residents and the local highway network.

1. Overdevelopment of the Site

The site was previously approved as part of a larger development layout. The current proposal seeks to accommodate four dwellings on a significantly reduced site area, resulting in a cramped and intensive form of development that is not in keeping with the character of the area.

The reduction in the available site area whilst maintaining four units creates concerns regarding the adequacy of parking provision, vehicle manoeuvring space, amenity standards and overall quality of the development. In my view, the site would be more appropriately developed with two or possibly three dwellings. Four units constitute a clear overdevelopment of the available land.

2. Parking Provision and Highway Impact

The proposed parking arrangements appear inadequate for the number and size of dwellings proposed. There are concerns that the allocated parking spaces will not be sufficiently sized or practical for modern family vehicles.

As a result, there is a significant risk that residents will park additional vehicles on Old London Road. There also appears to be no meaningful visitor parking provision within the scheme. This would inevitably increase on-street parking pressures and further obstruct a road that is already heavily constrained.

Old London Road is frequently used for long-term parking by neighbouring residents and nearby businesses. As a consequence, much of the road effectively operates as a single lane. Additional on-street parking generated by this development would worsen existing congestion, reduce visibility for drivers and pedestrians, and create further highway safety concerns.

3. Highway Safety Concerns

Old London Road already experiences substantial heavy vehicle traffic travelling between the end of London Road and the Rock Road junction. These vehicles frequently travel at excessive speed, creating ongoing concerns regarding:

- The safety of local children and pedestrians;
- Significant vibration and shaking experienced by nearby residential properties;
- Increased risk of accidents on an already constrained road network.

Particular concern exists at the junction with Rock Road and the A24. Vehicles leaving the A24 often approach at speed, and visibility is severely restricted by existing hedges and the alignment of the road. Drivers emerging from the junction are unable to clearly see approaching traffic, creating a dangerous situation that is exacerbated by the sharp turning geometry into Old London Road.

Given these existing issues, it is essential that the Council fully considers the cumulative highway impact of the proposal. Clarification is required as to how construction traffic would access the site and whether alternative arrangements can be implemented to minimise additional heavy vehicle movements along Old London Road during the construction period.

4. Lack of Traffic Calming and Speed Management

There are currently no visible speed limit signs along Old London Road despite its residential nature and increasing use by families and pedestrians accessing the surrounding woodland areas.

The introduction of additional dwellings will increase pedestrian activity and vehicle movements. Consideration should therefore be given to permanent speed reduction measures and improved traffic management to ensure the safety of existing and future residents.

5. Existing Road Conditions

The condition of Old London Road is already poor. The carriageway surface is deteriorated and is subject to significant wear from regular heavy vehicle use.

In addition, there is no street lighting along the road. Whilst I understand there may be environmental constraints relating to lighting provision, the combination of poor road conditions, parked vehicles narrowing

the carriageway, lack of speed control and absence of lighting creates a hazardous environment for both pedestrians and motorists.

The proposal would increase the number of users of this already constrained infrastructure without providing any meaningful improvements.

Conclusion

Whilst I support the principle of developing the site, I do not believe the current proposal represents an appropriate form of development. The scheme constitutes an overdevelopment of a reduced site area, fails to adequately address existing parking and highway issues, and raises serious concerns regarding infrastructure capacity and road safety.

For these reasons, I respectfully request that the application be refused in its current form or substantially amended to reduce the number of dwellings to a more appropriate level, such as two or three units, together with improved parking provision and measures to address the existing highway and infrastructure constraints

Kind regards

Telephone:

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