



From: [Redacted]
Sent: 15 June 2026 15:55
To: Planning
Subject: Comments to Planning Application DC/26/0754

Importance: High

Categories: Comments Received

My Address:

2 Maple Gardens,
Old London Road
Washington
West Sussex
RH20 3RJ



Please find below comments to Planning Application (DC/26/0754) Land North of 6 Montpelier Cottages Old London Road Washington West Sussex
This has also been submitted via HDC planning website

Planning Objection – Proposed Development at Old London Road

I wish to object to the proposed development on the following grounds.

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.