

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 June 2026 19:26:47 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 7:26 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: 3 Maple Gardens Old London Road Washington Pulborough West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment
Comments:	I wish to formally object to the above planning application on the following grounds: 1. Highway Access and Road Safety

The proposed development would significantly increase vehicle movements to and from the site. The existing highway network and access arrangements are already constrained and are not considered suitable to accommodate the additional traffic generated by the development. Increased vehicle movements could lead to congestion, reduced visibility, and increased risk to pedestrians, cyclists, and other road users.

2. Inadequate Parking Provision and Impact on Surrounding Streets

The parking provision proposed within the development appears insufficient for the number and type of dwellings proposed, particularly given the absence of dedicated visitor parking spaces. As a result, it is highly likely that residents' visitors and potentially additional household vehicles will be forced to park on surrounding streets.

This overspill parking would place additional pressure on existing parking provision, leading to increased parking stress for current residents and creating potential obstructions on local roads. The resulting congestion could reduce highway capacity, impede access for emergency and service vehicles, and create safety concerns for both motorists and pedestrians. The proposal therefore fails to adequately address the parking demand that the development is likely to generate.

3. Overdevelopment of the Site

The scale and density of the proposed development represent an overdevelopment of the site. The number of dwellings proposed appears excessive relative to the available land area and is likely to result in a cramped form of development that is out of character with the surrounding area. The proposal prioritises housing numbers at the expense of adequate space, landscaping, and residential amenity.

4. Loss of Landscape Character and Visual Impact

The development would result in a substantial loss of the existing landscape character of the site. The proposed built form would urbanise an area that currently contributes positively to the local environment and wider streetscape. This change would have a detrimental visual impact and would erode the character and appearance of the area.

5. Loss of Green Space

The proposal would result in the loss of valuable green space which currently provides visual amenity, ecological value, and an important break from the built environment. Green spaces contribute to biodiversity, surface water management, and the

health and wellbeing of local residents. Their loss would diminish the environmental quality of the area.

Conclusion

For the reasons outlined above, I believe the proposed development would have an unacceptable impact on highway safety, parking availability, local character, landscape quality, and green infrastructure. The proposal represents an overdevelopment of the site and would adversely affect both existing residents and the wider community.

I respectfully request that the Local Planning Authority refuse planning permission for this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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