

From: Planning@horsham.gov.uk
Sent: 02 February 2026 11:51
To: Planning
Subject: Comments for Planning Application DC/26/0084

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 02/02/2026 11:51 AM.

Application Summary

Address:	Barnards Nursery Rock Road Washington West Sussex
Proposal:	Permission in Principle for the demolition of existing structures/buildings and erection of 1no. dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	Newlands Rock Road Washington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I am writing to formally object to planning application DC/26/0084 relating to the proposed development of four dwellings on land adjacent to our property. This application is deeply upsetting to my family and I, and I wish to raise a strong objection based on the significant and ongoing harm to our residential amenity, privacy, health, and overall wellbeing. The scale and intensity of the development, combined with its location, conflicts with multiple policies within the Horsham District Planning Framework (HDPF). Impact on Residential Amenity and Health Last summer should have been a period of rest and recovery for our household. We invested significant time and resources into preparing our garden and pool so that we could enjoy the summer holidays together. However, due to the proximity, duration, and intensity of</p>

construction works associated with the site, we were unable to use these spaces at all. Persistent noise, dust, smoke, and a severe loss of privacy made normal family life impossible. In June 2025, [REDACTED] had planned to use our pool [REDACTED]. This was not possible due to the continuous disturbance, dust, and pollution generated by construction activity. [REDACTED]. Smoke and dust from burning fires on site have forced us to keep windows closed and repeatedly rewash clothing, further diminishing our quality of life. These impacts are directly contrary to HDPF Policy 24 (Environmental Protection) and Policy 33 (Development Principles), which require development to avoid unacceptable noise, dust, pollution, and disturbance to neighbouring occupiers.

Noise, Disturbance, and Loss of Enjoyment of Our Home

Early morning noise from diggers, lorries, skip movements, and other heavy machinery has regularly disrupted our sleep and daily routines. The level of disturbance goes far beyond what could reasonably be considered acceptable in a residential or semi-rural setting.

Even our dog, previously calm and confident, has become frightened of going outside and now suffers from a lasting fear of loud noises as a direct result of construction activity.

The continued disruption represents a serious and ongoing loss of residential amenity, in clear conflict with HDPF Policy 1 (Sustainable Development) and Policy 32 (The Quality of New Development), which require development to maintain a high standard of living conditions for existing residents.

Impact on Children and Education

The impact on our children is particularly concerning. [REDACTED]

[REDACTED] They all require a quiet, stable, and secure home environment in order to study and perform to the best of their abilities.

The prospect of continued or intensified construction activity associated with the proposed four dwellings would entirely undermine this, placing their education, mental health, and future prospects at risk. This level of disruption is unacceptable and should carry significant weight in the Council's assessment of the proposal.

Scale of Development and Policy Conflict

The proposal for four dwellings represents an overdevelopment of the site and is not compatible with the character of the surrounding area. The cumulative impact of this scale of development would intensify noise, disturbance, traffic movements, and general activity levels to the detriment of neighbouring properties.

The proposal fails to comply with:

- Policy 3 (Development Hierarchy), particularly where development occurs outside appropriate settlement boundaries;
- Policy 32 (The Quality of New Development), which requires development to respect its surroundings; and
- Policy 33 (Development Principles), which seeks to protect neighbouring amenity, privacy, and outlook.

Conclusion

We cannot endure further months-potentially years-of disruption of this nature. The harm already experienced demonstrates the real and lasting impact this development has had on our family's physical health, mental wellbeing, education, and enjoyment of our home. For the reasons set out above, I respectfully request that planning application DC/26/0084 be refused. Granting permission would be contrary to Horsham District planning policies and would result in unacceptable and demonstrable harm to existing residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



