

**From:** Planning@horsham.gov.uk  
**Sent:** 11 November 2025 22:07  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1584

**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 11/11/2025 10:07 PM.

### Application Summary

Address:	Barnards Nursery Rock Road Washington West Sussex
Proposal:	Permission in Principle for the demolition of existing structures / buildings and erection of up to 4no. dwellings.
Case Officer:	Daniel Holmes

[Click for further information](#)

### Customer Details

Address:	Highfield Rock Road Washington, Pulborough
----------	--

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>Planning Application: [DC/25/1584] - Land off Rock Road, Washington Objection from a Local Resident Dear Planning Officer, I'm writing to strongly object to the above planning application. I've lived in the local area for many years and have seen the gradual changes around Rock Road and its surroundings. I appreciate the need for housing, but this proposal feels completely out of step with both the character of the area and the practical realities of the site. Road safety and access</p>

My biggest concern is safety. Rock Road is a fast and dangerous stretch of road, where the speed limit is 50 mph, and the site sits right by a blind summit where visibility is extremely poor. Cars regularly come over that hill at speed, and there's simply no safe way to turn in or out without creating a real hazard.

There are no pavements or safe pedestrian routes either. Anyone walking from this site towards Storrington or Washington would have to walk along a narrow rural road with fast-moving traffic and no lighting. It's not a safe or sustainable location for families or anyone without a car. This directly conflicts with the planning framework's requirement for safe, accessible, and sustainable development.

Outside the development boundary

The proposed site sits firmly outside the built-up area boundary and is not part of the local development plan. Allowing new houses here would go against the whole purpose of those boundaries, which are there to stop gradual sprawl and to protect the countryside setting. This is not infill or brownfield land; it is open countryside, forming part of the transition towards the South Downs National Park. Approving this development would chip away at the separation between settlements and set an unwelcome precedent for further encroachment into rural land.

Overdevelopment and local impact

This proposal seeks to add a further four properties in a very small location. Two nearby dwellings have already been approved, bringing at a minimum of four additional cars to the site. These further new homes could easily add another eight vehicles, significantly increasing traffic on a road that already struggles with safety and visibility issues.

Washington has already seen a large amount of new housing in recent years, and local residents have had to endure long periods of noise, dust, and disruption from construction. To permit yet more development here would be unreasonable and would tip the balance further towards overdevelopment.

The rural roads like Rock Road were never designed for this volume of vehicles. Increased daily traffic would only worsen the safety risks for existing residents, particularly for those of us who already find it difficult to exit our driveways safely during peak times.

Lack of local services and sustainability

This is an isolated site with no access to local amenities without the use of a car due to the distances of travel required to access these. The nearest shops, schools, doctors, and community facilities are all several kilometres away. There are very limited footpaths and no cycle routes to access shops, schools, doctors, or other facilities. So, almost every journey from here, even for basic needs, would need to be made by car for most people, particularly those with families and the elderly.

There are few local employment opportunities, so residents would also need to travel by car for work, education, and their healthcare needs. This level of car dependency is not sustainable and is directly at odds with local and national planning policy, which seeks to reduce reliance on private vehicles and promote genuinely sustainable communities.

Landscape, trees, and wildlife

The site contributes to the rural setting of Washington and the wider landscape leading towards the South Downs National Park. However, a significant amount of tree felling has already taken place on and around the site, causing a visible and harmful impact on local character and wildlife. The loss of mature trees and vegetation has reduced natural screening, increased noise and light exposure, and diminished vital habitats for birds, bats, and other species.

While the proposal refers to new landscaping and screening, this cannot replace what has already been lost. I would like it to be noted that the natural and tranquil character of this part of Washington has already been eroded, and further development such as that proposed would only worsen the damage to both the landscape and its ecological value.

Light pollution and Dark Skies

This area forms part of the wider South Downs Dark Skies Zone, one of the qualities that makes Washington so special. Additional houses, internal lighting, vehicles, and security lighting would inevitably introduce more artificial light into what has been a dark and peaceful environment. This would permanently alter the night-time landscape, affecting both wildlife and residents' and visitors enjoyment of the area's natural darkness and tranquillity.

Impact on neighbours and community

As a nearby resident, I have already experienced the noise, disruption, and inconvenience caused by recent developments. Construction traffic, deliveries, and heavy vehicles have made everyday life more difficult and less peaceful.

Many of us have lived here for decades and value the quiet, rural character of the community.

In the short term, this new development would bring yet more construction disturbance. In the long term, the extra houses, cars, and lighting would fundamentally change the look and feel of the area. What seems a small proposal on paper would have a significant cumulative impact on local people and the place we call home.

In summary this proposal:

- Poses serious highway and pedestrian safety risks;
- Lies outside the built-up area boundary and conflicts with the local development plan;
- Adds to overdevelopment and cumulative pressure in the area;
- Has no safe or sustainable access to amenities;
- Further harms the landscape, tree, and wildlife, and threatens the area's biodiversity and valued Dark Skies environment; and
- Negatively affects neighbours and community wellbeing.

For all these reasons, I respectfully ask the Council to refuse this application. This part of Washington has already taken on its fair share of new housing. In my opinion what's being proposed here would cause far more harm than good, both now and in the future.

Yours sincerely,

██████████

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



---

**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

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