

From: Planning@horsham.gov.uk
Sent: 04 November 2025 07:45
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 04/11/2025 7:45 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 up to 4no. dwellings. |
| Case Officer: | Daniel Holmes |

[Click for further information](#)

Customer Details

| | |
|----------|--------------------------------|
| Address: | the Knoll rock road washington |
|----------|--------------------------------|

Comments Details

| | |
|----------------------|--|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | <ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping |
| Comments: | To whom it may concern, |

I am writing to formally object to the above planning application, which seeks Permission in Principle for the demolition of existing structures and development of up to four dwellings on the land adjacent to my property, The Knoll, Rock Road, Washington.

The proposal represents a clear case of overdevelopment within a small location and timeframe. Being a semi-rural site that is unsuited to the scale of housing envisaged. The existing plot currently accommodates a number of small, redundant greenhouse structures

and outbuildings that sit discreetly within the landscape. Replacing these with multiple residential dwellings would substantially intensify the site's use and permanently alter the character of this quiet lane and location. The proposed 4 houses are not remotely comparable in size, function or occupancy. The resulting density, vehicle movements, and visual impact would be entirely out of keeping with the surrounding properties and the established pattern of development along Rock Road.

Access to the site is via their own lane, and although visibility is better on their section having a wider entrance, there is no pedestrian infrastructure, and the intervention required to account for this would be at great cost and of detriment to the road, traffic and surrounding houses already established. The addition of up to four new homes would introduce a considerable increase in traffic, service vehicles, and construction activity along this unsuitable route, raising serious concerns regarding both highway safety and residential amenity.

The lane cannot accommodate the level of activity implied by this proposal without creating potential conflict between vehicles and pedestrians. As well as the fact that, the lane is actively used by horses and is frequented by local wildlife. The significant increase in vehicle movements in both during construction with heavy machinery and in the long term once the dwellings are occupied would pose serious safety risks and disrupt the tranquillity of the area. And what starts as 4 houses with 2 cars could become 4 houses each with 3 or 4 or 5 cars, and then 4 houses becomes an invitation for more. This level of intensification sets a poor precedent for future development, encouraging others to exploit and erode the area's natural green space for profit, contrary to the rural character that defines this part of Washington.

The proposed demolition of the existing greenhouses and related structures also raises significant environmental and safety concerns. The site contains a large number of old, glass-built structures, many of which appear to be in poor condition. Without a carefully managed demolition and disposal plan, there is a substantial risk that broken glass and construction waste could be buried or left on-site, creating both environmental contamination and long-term safety hazards for future residents. The potential for illegal or improper disposal of materials should be a material consideration at this stage, as it could have lasting implications for soil quality, groundwater safety, and the health of both current and future occupants.

Given the cumulative impact of these issues, overdevelopment, access and safety concerns, loss of character, and environmental risks, this proposal would cause demonstrable harm to the local area and to the amenity of existing residents. It fails to respect the constraints of the site or the established rural setting and would set a highly undesirable precedent for further intensification of proportionally high levels of development on private lanes such as Rock Road.

For these reasons, I respectfully urge the council to refuse Permission in Principle for this development.

Yours faithfully,

[REDACTED]
The Knoll, Rock Road, Washington, West Sussex, RH20 3BH
[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

