

From: Planning@horsham.gov.uk
Sent: 12 November 2025 16:41
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 12/11/2025 4:40 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:	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- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I would like to register my strong objection to this proposed development on the following grounds:</p> <p>Highway Access and Parking The proposed access point raises serious concerns regarding traffic safety and congestion. The road is already narrow and heavily used, and additional vehicle movements from four new dwellings will exacerbate existing issues. There is no pedestrian footpath on this road, and therefore no safe pedestrian access. The road is already treacherous for existing properties exiting onto Rock Road with very poor visibility and with a 50mph speed limit and a blind summit.</p>

Overdevelopment of the Site

The scale and density of the proposed development are disproportionate to the surrounding area. Four dwellings on this plot represent an over-intensification that is out of character with the local setting, which is predominantly low-density and semi-rural. The proposal risks undermining the spatial quality and visual amenity of the neighbourhood. There is a concern that if this development were allowed, it would only lead to further development.

Impact on Privacy, Light, and Noise

The proximity of the new dwellings to neighbouring boundaries will result in a significant loss of privacy, particularly from upper-floor windows overlooking one of our neighbours garden and living spaces. The massing and orientation of the buildings may also reduce natural light to our property. Additionally, the cumulative noise from construction and future occupancy - including vehicles, outdoor activity, and mechanical systems - will materially affect our residential amenity. The applicant is currently undertaking an extensive renovation project on two bungalows and unfortunately have not been particularly considerate of the neighbours, starting work early and finishing very late into the evening on occasion. [REDACTED]

[REDACTED] Any proposed development would only serve to exacerbate this problem.

Trees and Landscaping

The current development work has already destroyed a large number of trees and other vegetation, and the proposed development is likely to extend this impact.

I would urge the council to give serious consideration to refusing planning permission for this development.

Kind regards

Telephone:

Email: 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 Chief Executive: Jane Eaton