

From: Planning@horsham.gov.uk
Sent: 27 October 2025 12:53
To: Planning
Subject: Comments for Planning Application DC/25/1584

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/10/2025 12:52 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

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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:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	We relocated to this area in 2018 [REDACTED]. The possibility of additional houses being constructed on adjacent agricultural land raises several concerns. The proposed plan involves four new dwellings, which is inconsistent with surrounding properties and does not align with the character of the neighbourhood. Increased noise from four residences, each likely relying on private vehicles due to the absence of accessible public

transport links, may change the current environment. Notably, the plot is outside of the designated "Built Up Area Boundary" zones.

The planned placement of the houses will reduce privacy for existing residents. The development would overlook areas such as [REDACTED], our garden, living room, and dining room. This could necessitate keeping curtains closed due to direct lines of sight from the access road and houses into these rooms. Additionally, vehicle lights and noise at night are potential disturbances, and parking close to bedrooms may contribute further to reduced privacy. While erecting a fence has partially address some of these issues, it has also limited natural light and does not mitigate noise concerns.

[REDACTED]
[REDACTED].

The existing construction work on the site has not been done with much thought given to the neighbouring properties with work starting at 07:30 and finishing at 20:45 and carrying on into the weekend. Heavy plant being parked and worked on within feet of our living room. A constant flow of skips being loaded and unloaded. Noise level recorded at 103db. Fires left burning for the many trees they have destroyed. This has already caused a few flash points between neighbouring properties and owners of the land.

I would urge the council to review the exiting dwellings as we have been told by the developer that the expansion of the exiting dwellings (one by 50% and the other by 40%) falls under permitted development. Something I now find hard to believe and given that the developer works within the building trade. I can no longer support the thought of innocent naivety (which is the clam that is made when I have reported issues.)

Although Rock Road can likely accommodate higher traffic volumes, visibility at the access point is limited, potentially increasing road safety risks. Additional dwellings could exacerbate these risks unless modifications are made. The developer has tried to improve this by cutting in to the bank next to my property, which has destabilised the fencing in that corner (this has been reported and no action has been taken, even though this cuts in to my land.)

Construction work associated with the current and planned development has generate dust, fumes, and noise, given that our property is downwind. Leading to lots of increased bills for pool maintenance and re-washing costs (we had to rewash clothes many times over the summer). At one point during the removal of the existing cesspit they made the whole house shake a number of times, as they lifted and dropped the concrete housing in an attempt to break it up. Onsite storage has already been erected for materials and vehicles, which has increased pollution. These factors have had health implications for those that suffer with asthma or respiratory sensitivities.

While recognising the need for housing development, we specifically chose this location to avoid overdevelopment in rural surroundings. The area supports diverse wildlife and offers views of the South Downs, features valued for their environmental and well-being benefits. There is concern that further development could affect local biodiversity and restrict educational opportunities related to nature. There has been no consideration given to the existing buzzard, [REDACTED], bat and deer population and the cries from the fledgling buzzards was particularly heart breaking.

The conversion of greenhouses, previously used for agricultural purposes, into four dwellings may place additional demand on local infrastructure as well. Current broadband service quality is low, and increased density may strain it further. Wastewater management also requires consideration, as there is no mains drainage and a new sewage treatment system may present challenges.

There is also an issue around the use of our private lane. This over development will only serve to encourage the existing properties to use our lane for access. We have already expressly forbidden its use and would like the council to assist with ensuring this does not happen by rejecting this proposal, rather than the neighbouring properties to constantly record the access and raise objections (amenity and delivery vehicles have already started using our lane to provide services to the two redeveloped properties.)

While we have tried to be cordial with the developer/owner we have been lied to on so many occasions it has now become difficult to trust any commitments made (e.g. we were told this application was going to be for one house. We had also been told that access to the two existing properties was going to be via the existing land and not use the developers right of access rights (via a different property) to break into the lane to provide access to the second dwelling.)

[REDACTED]
[REDACTED]

[REDACTED]

For these reasons, I request that this development proposal be reconsidered and urge the local councillors to decline permission. Which would be in line with previous planning applications (DC/21/1519) for this site.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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

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