

**From:** Planning@horsham.gov.uk  
**Sent:** 27 October 2025 12:55  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1584

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 27/10/2025 12:54 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:** Newlands Rock Road Washington

---

### 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:** Objection to Planning Application [insert ref if known] - Land Adjacent to [address / Rock Road]  
Dear Planning Officer,  
I am writing to object to the above planning application. My family and I relocated here in 2018  
[REDACTED]  
The proposed development of four new dwellings on adjacent agricultural land raises several serious planning concerns.

---

### 1. Inconsistency with Local Character and Policy

The proposal for four dwellings is inconsistent with the character, form, and density of surrounding properties. The site lies outside the designated Built-Up Area Boundary, contrary to local plan policies intended to restrict development in rural areas and maintain separation between settlements. The proposal would represent overdevelopment of the site and an urbanising effect detrimental to local visual amenity and rural character.

### 2. Privacy, Overlooking, and Right to Light

The positioning and height of the proposed dwellings would cause direct overlooking into our garden, living areas, [REDACTED]. This would result in a significant loss of privacy and amenity.

In addition, the proximity and scale of the buildings risk breaching the BRE Guidelines (Site Layout Planning for Daylight and Sunlight, 2022), particularly in relation to the Vertical Sky Component (VSC) and Daylight Distribution (No-Sky Line) tests. The loss of light to habitable rooms and garden areas would reduce daylight below acceptable standards and would harm our enjoyment of the property.

### 3. Noise, Light, and General Disturbance

Each new dwelling would likely generate multiple car movements per day. Given the absence of public transport, the resulting increase in noise, headlights, and vehicle movements would materially change the quiet rural environment. Vehicle lights shining into bedrooms and gardens at night would further erode amenity.

During recent works, construction noise levels have been excessive (recorded at 103 dB), with operations extending beyond permitted hours. Fires, dust, and the use of heavy plant have all affected our [REDACTED] quality of life. There are already clear indications that future works would continue to cause significant disruption.

### 4. Highway Safety and Access

Although Rock Road can accommodate some traffic, visibility at the proposed access point is poor. This presents a risk to highway safety, particularly given the increase in vehicle numbers. Recent cutting into the bank adjacent to my land has destabilised our boundary fence and may constitute encroachment.

We are also concerned about unauthorised use of our private lane for access and deliveries. Continued development would encourage this further, contrary to property rights and amenity protection.

### 5. Environmental and Ecological Impact

The site supports local biodiversity including buzzards, bats, [REDACTED], and deer. Further development and tree removal threaten these species and erode the rural setting. The proposal also fails to address drainage and wastewater issues, as there is no mains drainage, and increased impermeable surfaces may heighten runoff risk.

### 6. Impact on Residential Amenity and Health

Construction dust, fumes, and vibration have already impacted our [REDACTED] daily life.

[REDACTED]

### 7. Precedent and Planning History

Previous applications (e.g. DC/21/1519) for this site have been refused on similar grounds. This proposal does not overcome those issues and would set a damaging precedent for incremental expansion beyond the settlement boundary.

---

In conclusion, the proposal conflicts with policies on amenity, rural character, highway safety, and environmental protection. It would result in demonstrable harm to neighbouring properties and the local landscape.

I respectfully urge the Council to refuse this application in line with previous decisions and planning policy.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto: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](http://www.horsham.gov.uk) Chief Executive: Jane Eaton