

**From:** Planning@horsham.gov.uk  
**Sent:** 27 October 2025 15:23  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1584

**Follow Up Flag:** Follow up  
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**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 3:22 PM.

### Application Summary

**Address:** Barnards Nursery Rock Road Washington West Sussex

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**Proposal:** Permission in Principle for the demolition of existing structures / buildings and erection of up to 4no. dwellings.

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**Case Officer:** Daniel Holmes

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[Click for further information](#)

### Customer Details

**Address:** Newlands Rock Road Washington Pulborough West Sussex

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### Comments Details

**Commenter Type:** Neighbour

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

**Comments:** I am writing to formally object to planning application DC/25/1584, which seeks permission for the construction of four new dwellings on agricultural land adjacent to our property. My family and I moved to this area in 2018 [REDACTED]  
[REDACTED] The tranquillity, clean air, and quiet surroundings were central to our choice of home.

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The proposal would change this setting completely, introducing noise, traffic, and light disturbance in a way that would have a direct and harmful impact on [REDACTED] the amenity of our home.

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#### Planning Policy Context

The proposal conflicts with several key policies in the Horsham District Local Plan (HDPF), including:

- Policy 1 - Sustainable Development: which seeks to enhance wellbeing and protect quality of life.
- Policy 2 - Strategic Development: which restricts new housing outside the Built-Up Area Boundary unless it meets an identified rural need.
- Policy 25 - The Natural Environment and Landscape Character: which protects the rural setting and landscape from inappropriate development.
- Policy 32 and 33 - The Quality of New Development and Development Principles: which require new homes to respect local character, scale, and neighbouring amenity.
- Policy 40 - Sustainable Transport and Policy 41 - Parking: which aim to reduce car dependency and promote safe access.

The proposal also conflicts with the National Planning Policy Framework (NPPF) paragraphs 130-134 (good design and amenity), 174-180 (biodiversity and the natural environment), and 111 (highway safety).

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#### Character and Overdevelopment

The plot lies outside the designated Built-Up Area Boundary. Four new houses in this location would represent overdevelopment, inconsistent with the surrounding rural pattern of housing. The character of our lane and nearby properties is semi-rural and low-density; this proposal would undermine that character and set an unwelcome precedent for further encroachment onto agricultural land.

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#### Privacy, Light, and Noise Impacts

The proposed dwellings and their access road would overlook our home - particularly [REDACTED] our garden, and our main living spaces. This loss of privacy would make it difficult to enjoy our home in the same way and would likely require us to keep curtains closed throughout much of the day.

According to BRE guidance ("Site Layout Planning for Daylight and Sunlight", 2011), new development should avoid excessive overlooking and ensure neighbouring properties maintain reasonable daylight. The siting of these dwellings does not appear to meet those standards. The constant movement of vehicles, headlights at night, and noise from four households will significantly change the peaceful environment. Construction to date has already caused considerable disturbance, often starting before 07:30 and continuing late into the evening. Noise levels have been extreme (recorded at over 100dB) and fires have been left burning, producing smoke and dust that have affected our family's [REDACTED] comfort.

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#### Health and Wellbeing

The ongoing and proposed development has already had a serious impact on our [REDACTED] day-to-day life. [REDACTED]

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#### Access, Highways, and Safety

While Rock Road can handle some increase in traffic, the access visibility is poor, and any additional vehicle movements will heighten the risk of accidents. This is contrary to HDPF Policy 40 and NPPF paragraph 111.

The developer's recent attempts to cut into the bank adjoining our property have destabilised our boundary fence and, in part, encroached into our land. Despite this being reported, no remedial action has been taken. We are also concerned about the ongoing risk of the private lane being used unlawfully for access and deliveries - despite having made it clear that this is not permitted.

#### Environmental and Ecological Concerns

The site and surrounding land support a range of wildlife, including buzzards, [REDACTED] bats, and deer. The loss of trees and burning of vegetation have already disrupted this habitat, contrary to HDPF Policy 25 and NPPF paragraph 180, which both require developments to conserve and enhance biodiversity.

The distress caused by the destruction of wildlife habitats - including the loss of fledgling buzzards - has been deeply upsetting for our family and neighbours. This local biodiversity is one of the reasons we chose to live here.

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#### Drainage, Pollution, and Infrastructure

There is no mains drainage at this location. Any new sewage treatment or surface water system must be carefully assessed to avoid pollution risks. The local broadband connection is already poor and additional demand would further degrade it.

Dust, pollution, and vehicle emissions from ongoing works have caused damage to our property - including repeated cleaning of our pool and re-washing clothes due to airborne dust. These impacts are already measurable, even before the proposed new houses are built.

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#### Developer Conduct and Previous Approvals

The behaviour and communication of the developer have raised serious concerns. We were told that only one additional house would be applied for, yet the current proposal now seeks four.

Claims that large extensions fall under "permitted development" (one by 40%, another by 50%) are questionable, and I ask the Council to verify these works. The constant changes and misleading information have caused considerable anxiety and have eroded trust.

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#### Conclusion

While I understand the need for new housing, this proposal is not appropriate for this rural setting. It conflicts with the Horsham District Local Plan policies 1, 2, 25, 32, 33, 40, and 41, and with the NPPF aims of promoting sustainable, well-designed, and environmentally responsible development.

It represents overdevelopment that would harm residential amenity, highway safety, biodiversity, and the rural character of the area. It would also have a disproportionate impact on my family's [REDACTED] wellbeing.

I therefore respectfully request that Horsham District Council refuse planning application DC/25/1584, consistent with the decision on the earlier related application DC/21/1519.

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Kind regards

Telephone:

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



**Horsham  
District  
Council**



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