

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 February 2026 17:50:08 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0084
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 19/02/2026 5:50 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 1no. dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	The Knoll Rock Road Pulborough
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to formally object to application DC/26/0084 for Permission in Principle for the demolition of existing structures and erection of one dwelling at Barnards Nursery, Rock Road, Washington. My main concern is that granting Permission in Principle would set

a precedent for further development along this stretch of Rock Road. While this application refers to one dwelling, approving the principle of residential development on this site makes it far more difficult to resist additional plots in the future. One dwelling can easily become two or more over time. The area has only recently absorbed two new dwellings, and there is already a noticeable sense of incremental development. Continued approvals risk creating a pattern of gradual expansion that would fundamentally change the character of this rural area.

The site currently reads as natural green space and contributes positively to the openness and rural feel of the surroundings. Properties along Rock Road are generally well spaced and sit within generous plots of land. That spacing and openness are key characteristics of the area. Introducing further residential development would erode that pattern and feel intrusive within what is currently a low-density environment. Even a single additional dwelling represents overdevelopment in the context of this part of Washington.

There are also serious concerns regarding highway safety and access. Rock Road is a 50mph rural road with no paved footpaths running alongside it. Pedestrian access is not along the roadside; instead, it requires going through woodland to reach footpaths. The road itself is not designed for increased residential traffic, and additional vehicle movements from a new dwelling, along with construction traffic during development, would add to safety risks on a fast-moving rural carriageway. Introducing more traffic into this setting is not appropriate.

The proposal would also result in increased light and noise pollution in what is currently a relatively dark and quiet rural environment. Domestic lighting, vehicle movements, and general residential activity would change the character of the area, particularly in the evenings. Construction works would cause disruption to neighbouring residents through noise, heavy vehicles, and general disturbance.

The land also provides habitat value and contributes to the local green network. Development would inevitably cause disruption to wildlife and reduce the sense of openness that currently exists. Given the pace of recent development in the area, there is concern about rapid and piecemeal change that cumulatively erodes the countryside character of Rock Road.

For these reasons, including the issue of precedent, overdevelopment, highway safety, loss of green space, impact on wildlife, and the cumulative effect of recent approvals, I respectfully request that Permission in Principle be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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