

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 February 2026 00:00:51 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 18/02/2026 12:00 AM.

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 Annex Highfield Rock Road Pulborough
----------	--

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:	To whom it may concern/Planning Officer, Re: Planning Application DC/26/0084 - Barnards Nursery, Rock Road, Washington

I write to object to this application for Permission in Principle to erect an additional dwelling at Barnards Nursery.

The site lies outside the defined settlement boundary and is clearly within open countryside, where planning policy strictly limits new residential development. This proposal represents a clear intensification of residential use beyond what has historically existed and cannot be regarded as maintaining the existing character of the site. Allowing additional housing in this location would undermine the purpose of countryside protection policies and contribute to incremental encroachment into rural areas.

Highway safety is also a significant concern. Rock Road is a fast rural road with limited visibility, no pavements, and no safe pedestrian access to local services. Introducing an additional dwelling will inevitably increase vehicle movements at a location that is already unsuitable and unsafe for further residential development.

The proposal would also harm the rural character, tranquillity, and landscape setting of the area. Additional domestic activity, lighting, and associated infrastructure would urbanise what is currently a quiet countryside location. Mature trees and existing landscaping play an important role in preserving the rural character of the site, and any loss or reduction of these features would further erode its openness and visual amenity.

Furthermore, permitting additional residential development here would set an undesirable precedent and make it more difficult to resist further expansion in the future.

For these reasons, the proposal conflicts with established planning policies designed to protect the countryside, ensure safe access, and preserve rural character. I strongly request that Horsham District Council refuse Permission in Principle for this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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