
From: Planning@horsham.gov.uk
Sent: 17 February 2026 17:43
To: Planning
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 17/02/2026 5:42 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:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection from next door - neighbour @ The Knoll Dear Planning Officer, I am writing to strongly object to the above planning application. I have lived on Rock Road for most of my life, as a child myself then returning here to raise my own family. Over the years, there have been extensive changes to the Rock Road location and whilst I appreciate the necessity for housing, I too understand that this should be in the right location. This additional

proposal for another dwelling on this location is further developing a location which is already been extensively developed in recent months. I maintain that this additional dwelling constitutes over development of this site, not in keeping with the established pattern of development. This location has already seen the development of two existing bungalows to the maximum 50% curtilage under 'permitted development'. According to the developer, these two bungalows will in time request the addition of upper floors, further impacting my family and my home.

The developer purchasing the site, was fully aware of the glass houses and the presence of these deterred many from the purchase of this plot of land. Long term it was an inevitable necessity to remove the greenhouses. Previous applications on this site have been refused, and this proposal should not override those earlier judgements.

The removal of extensive trees and vegetation along the public footpath and boundaries has caused clear harm to the local ecology and biodiversity, which is irreparable. Wildlife displaced by the extensive removal of flora has been upsetting, with the [REDACTED] deer seen as a regular occurrence, not seen in recent months. The number of bats, foxes and rabbits has been altered and there has been definite change to the birds seen in the area (- I am a keen birdwatcher!) Some boundaries have had the trees removed and others replaced with close board fencing - completely out of keeping with the rural character of the area, which further erodes the natural screening and habitats of the wildlife in this area. This includes natural screening between my house and the bungalows and the proposed developments, further impacting the impact of the building work taking place and of that proposed - through increasing both noise and light pollution.

Me and my family chose to return to Rock Road due to my love of the South Downs, and whilst not within the South Downs National Park, we fall just outside of this protected location. However, we do fall within the Sussex Dark skies initiative and I have been disappointed by the impact of the existing development of the bungalows causing light pollution and any further development on this site will be certain to further impact negatively on the area's natural dark skies. These intrusions on my home and enjoyment of what was a tranquil area, teaming with wildlife will harm my mental well-being.

This proposal again does not get the support of the local Parish council. Nor does this proposal form part of the Local Plan, with Washington already seeing a lot of development in recent years. This proposed development would fall completely short of the requirements for sustainable living, given that the location has few opportunities for work in the area. The additional housing in Washington already has added to the strain, not only on the roads, but to the local infrastructure. Access to schools is difficult, there are no local amenities: doctors, vets, shops and access to any facilities is inevitably a car journey away (for safety if not distance). To access an NHS dentist, we travel over 30 minutes.

There is the additional concern that granting permission to this proposal could see boundary blurred with a precedent set for further applications along Rock Road. This section of Rock Road is characterised by single homes, with surrounding fields, for farm animals: horse, pigs and sheep. This should be continued in this location. Should the developer want to sell the land, there are a number of people looking for fields to rent or buy for stabling horses!

The access to the site is situated on a hill and the addition of further dwellings will further impact the neighbours at the site, with windows looking onto and into our neighbour's home. This is not only imposing, but impacts the enjoyment of their garden and pool by their young family, but will ultimately detract from the value of their home.

Rock Road has a 50 MPH speed limit, which, in my opinion is excessive for the road, given the bends, narrowness and the fact that there is no footpath or lighting. It is used by many road users and is used by cyclists, and horse riders with several riding stables in the area. The site access lies on Rock Road, just past the brow of a hill on a bend with limited visibility. My children were expected to walk to the end of Rock Road to access the school bus in order to attend the local school. This was a huge concern due to the speed of the traffic and highlighted the difficulty of the remoteness of our location. Adding another large family sized dwelling in this location will further add to the danger for our and other children.

This is less than ideal for the family properties already developed at this location, without the likely addition of further vehicles (assuming a minimum of 2 additional cars per household). This poses a serious highway and horse and pedestrian safety risk. The increased consumer habits with deliveries and heavy good vehicles again poses further risks. Increased volume of vehicles always increases the likelihood of accidents or incidents- I frequently experience precarious situations whilst out riding the horse, walking the dog or trying to exit my driveway to join Rock Road.

It is to be questioned why the neighbour supporting this application is giving their support.

I believe that this proposed development:

- ♣ Adds to overdevelopment and cumulative pressure in the immediate Rock Road, and wider Washington/ Storrington areas;
- ♣ Poses serious highway, horse and pedestrian safety risks (the 50MPH speed limit is too high for the road);
- ♣ Lies outside the Local Development Plan and mars the boundary of built up and rural areas;
- ♣ Has no safe access to necessary daily amenities: access to education, doctors, shops and places of employment;
- ♣ Negatively affects the landscape (dark skies), further reduction in the number of trees and habitats;
- ♣ Impacts negatively the wildlife, threatening biodiversity and
- ♣ Negatively affects neighbours relationships and community wellbeing.

To summarise, I feel this proposal is unnecessary, and out of character of the area and the practical realities of the site. I would welcome further discussion of any points raised.

I strongly believe that this development should NOT go ahead in its entirety.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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