

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 January 2026 14:24:07 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1881
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 02/01/2026 2:24 PM.

Application Summary

Address:	Lock House Lock Partridge Green West Sussex RH13 8EG
Proposal:	Erection of a new build coach house building to be used as a holiday cottage. (Full Application).
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	3 Lock Farm Cottages Partridge Green
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	This proposal completely contravenes Policy 26 of the Horsham District Planning Framework (2015), this very large holiday cottage is outside built-up area boundaries, is inessential to the countryside location, is of a completely inappropriate scale to the rural character and will result in a significant increase in activity, with frequent vehicle movements, large group arrivals/departures,

servicing and deliveries, arrival / departure days create noise pollution and much increased traffic movements which are materially different in character from residential or small holiday let use.

The site is inappropriate, access is only via a small rural bridle way/lane that regularly floods, it is not passable by foot traffic either at these times so the proposal conflicts with HDPF Policy 38 and National Planning Policy Framework (NPPF) Paragraph 181. The existing bridge over the river is weak, has weight limitations and construction and much increased post-construction traffic can only damage it further.

This application contravenes section 2, 3, 4 of the Horsham District Planning Framework, it is not sustainable, it is in an inappropriate area well away from any built-up area and sets back biodiversity and green infrastructure by significantly increasing the traffic, (construction and post-construction), on a small rural bridleway/lane, far away from public transport. Far from enhancing community facilities and services it would damage the current amenity used by generations of walkers, cyclists, anglers, birdwatchers, horse riders etc to enjoy a quiet and pleasant walk/ride down the bridleway.

It also goes against section 82, 83 and 84 of the National Planning Policy Framework - this is a very large holiday cottage, it is not targeted at rural workers, it addresses none of the needs for affordable housing and clearly conflicts with HDPF Policy 10.

The proposal represents a completely inappropriate scale and type of development in the countryside, contrary to Policies 26, 10, 33, 38 and 41 of the Horsham District Planning Framework (2015) and is in conflict with the National Planning Policy Framework 2024.

For the reasons stated above planning permission should be refused, why have all these policies if they are not ultimately implemented?

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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