For official use only (date received): 04/09/2025 22:16:48

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3369821

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/25/3369821
Appeal By	MR SIMON BISHOP
Site Address	Development Site Lot 3 Kent Street Cowfold West Sussex RH13 8BB

SENDER DETAILS

Name	[redacted]
Address	Oak Tree Farm Kent Street Cowfold HORSHAM RH13 8BB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section:	REPRESENTATION
Document Description:	Your comments on the appeal.
File name:	Planning Inspectorate Representation.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

To Whom It May Concern,

We are writing in relation to appeal number APP/Z3825/W/25/3369821 and would like to make a representation.

We are a neighbouring property to the dance school and live along Westridge Lane (public footpath number 1789/1). The retrospective application for this dance school is a totally unacceptable change of use for the building in question and out of character for the rural residential lane it is situated in. There are no other businesses in the vicinity, only residential properties. Access to the property can only be made via a no through single track private lane, with **no passing places**, which is also a public footpath (FP1789/1). As you will see from the PRoW objection, they have concerns over the safety of the footpath users due to the excessive volumes of traffic the dance school is creating.

The dance school has had a detrimental impact on neighbouring properties and the residents quality of life. Residents have lived at these properties for many years, choosing to have quiet and tranquil surroundings in which to live, and it is unacceptable that this type of "business" has been allowed to start up with no planning permission in the immediate vicinity and bring so much disruption to our lives.

We strongly believe this retrospective planning application goes against the following Horsham District Council Planning Policies:

Policy 26 – Countryside Protection
This development does not comply with this policy as there is a significant increase in the overall level of activity in the countryside. It also does not provide quiet informal recreational use, quite the opposite, due to excessive vehicular movements and music/class noise generated due to lack of appropriate insulation and roller shutter doors being open during lessons.

Policy 32 – Quality of New Development
This policy has not been complied with as the business of a dance school in a residential rural area does not integrate with the surroundings in which it sits.

Policy 33 – Development Principles
This development has not been designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and lane through overlooking and noise. The noise emitted from the building is excessive at times due to the construction of the building (an ex-metal framed chicken shed), lack of appropriate insulation and the only means of ventilation is to open roller shutter doors. There are no windows in the property, only three commercial size roller shutters and a fire exit door.

This business has not incorporated any measures to reduce any actual or perceived opportunities for crime or antisocial behaviour in the surrounding area. Since the dance school opened, private property has been encroached on in the form of constant and repeated removal of verge protection measures (on privately owned verges) by users of the dance school due to excessive volumes of cars not being able to safely enter and exit the dance school via Westridge Lane. At times items on verges have been removed and taken away to which the police have been informed and crime numbers obtained. This problem did not exist before February 2025.

There is antisocial noise in the evenings up until approximately 9.15pm with the "school's" students using outside areas to play, adults convening socially, car/traffic noise on site as well as along Westridge Lane. This is a very small private lane and this is out of character for a business of this type to be in this location.

Policy 40 – Sustainable Transport

This development cannot be served by any public transport due to its location so therefore is completely reliant on private vehicles to drop and collect students. Majority of children attending classes do not live in Cowfold (as can be seen from comments on the HDC planning application DC/25/0658) and travel from areas further afield so this naturally increases air pollution in the countryside. It should be noted that the only access to the dance studio is along a single track unmade private road/public footpath with **no passing places**, pavements or lighting. In the six months the dance school has been trading at this location it has caused many conflicts with multiples of cars trying to enter/exit the lane at the same time, meeting head-on causing much congestion and problems with neighbouring residents being unable to access/leave their properties at times. The volume of cars using this public footpath as a right of way is unacceptable, and as stated in the PRoW objection, users of the footpath have priority over vehicles so there is a clear safety risk here to dance school students walking to lessons, walkers (including with dogs) and riders of horses who live along Westridge Lane.



Photographs have been previously provided to Horsham District Council of which you will have been provided with, but an up to date photograph taken on 28th August 2025 along the public footpath (Westridge Lane) is shown here:

It should be noted in Cowfold's Neighbourhood Plan, that one of their objectives is to reduce the impact of traffic, volume and speed within the village. Cowfold is designated as one of two Air Quality Measurement Areas in West Sussex and their objective is to reduce build up of standing traffic and focus on the long term health of residents and safety of pedestrians and cyclists. Additional traffic driving through Cowfold at peak times to attend dance lessons at this location will only create further air pollution going against what they are trying to achieve.

National Planning Policy Framework (NPPF) Paragraph 111 states that developments should be refused where they would have an unacceptable impact on highway safety. This development is causing an unacceptable impact at the entrance of Westridge Lane and the main highway of Kent Street due to Westridge Lane being single track and only one vehicle being able to enter/exit at a time, therefore at times creating a build up of traffic on Kent Street and cars having to reverse on to the highway to give way to exiting vehicles (this being witnessed during a Highways visit in mid-July - see PRoW response of 14th August 2025).

Since the opening of the dance school the quality of our home life has been significantly disrupted. We have been unable to access or leave our properties at times of the dance school's opening hours, which will only increase as they have many local advertisements to gain more students to expand the school and also increase their opening hours further. Our privacy has been infringed upon as we have cars sitting in our gateways trying to pass each other, whilst peering through our gates into our property and windows. Enjoyment of our outside spaces are impacted due to the volumes of cars travelling next to our garden. Currently during the summer months the surface of the unmade private lane/public footpath has created plumes of dust for months on end which covers our gardens and comes through our windows, sometimes preventing us being able to open our windows on the roadside of the property. This contravenes Article 8 of the Human Rights Act 1998 which protects your right to respect for your private and family life and your home.

We would strongly urge that this application is refused on the basis of our previous objections uploaded to the planning portal and the above planning policies not being complied with.