

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 April 2026 10:13:35 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0472
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 11/04/2026 10:13 AM.

Application Summary

Address:	Land North of Eastlands Lane Cowfold West Sussex
Proposal:	Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping.
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address: 2 Stonepit Cottages Eastlands Lane Cowfold Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Highway and Access issues. Access to Eastlands Lane is from the A281, a busy, fast main road through the village. The entrance to the lane is narrow and often cars parked immediately adjacent to the junction. There is not sufficient width in the lane for vehicles to enter/leave at the same time. Cars often have to stop on the main road to allow

another vehicle to exit. Obviously any development as planned will increase the number of cars and the likelihood of serious accidents when this occurs.

Being a public footpath, pedestrians/children/prams/dogs will be encountered on entering Eastland's Lane. As above this risk will increase with the increase in vehicles using the lane.

Damage to trees along Eastland's Lane.

The trees along Eastland's Lane all have Tree Preservation Orders placed on them. Any alterations made to the lane, such as widening and passing places, will have to have a detrimental effect on these trees and in the long term could potentially cause them significant harm. I do not see any way this potential damage can be avoided.

Adverse impact on the character of the lane and surrounding countryside.

At present the lane is well use by the people of Cowfold, clearly shown in the petition signed by hundreds of people. The lane is at present a safe place to allow children to walk, dogs to be off leads, prams to be pushed. The increase in housing will dramatically alter this. More cars, delivery vans. The suggested alterations to the lane will encourage the less thoughtful to drive faster, this will of course mean that the present peaceful, calm atmosphere will change.

The development proposed, will be adjacent to a Permissive Way not a Public Right of Way. It is possible that any development withdraws this permission and then this circular route will be lost.

Cowfold Neighbourhood Plan

This application is not in line with the Cowfold Neighbourhood Plan. It ignores conclusions of that plan. This plan voted on by the people of Cowfold in large numbers. The lane was designated a 'quiet green lane' as a resource for people in Cowfold.

Development was never envisaged for this area of the village, it is outside the boundary for such planned development.

For the 9 houses planned, significant damage with be done to this unique part of the village. A vey small housing gain for a permanent loss of an amenity used by many. At present there is no commitment not to build in the remaining part of the field on the West side of the lane.

For these reasons I strongly object to this application

Kind regards

Telephone:

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