

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 April 2026 14:54:47 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 10/04/2026 2:54 PM.

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:	45 Acorn Avenue Cowfold
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection to proposed housing development in Eastlands Lane Cowfold - DC/26/0472
	My wife and I have lived in Cowfold for thirty one years and our

garden backs on to Eastlands Lane and we strongly object to the proposed development for the following reasons:

1. Access

The only public vehicular access to the proposed site is via Eastlands Lane which is a single track road / public footpath which currently serves about a dozen private dwellings and farm buildings.

The lane is designated as a 'Quiet Lane' (Cowfold Neighbourhood Plan 2025) and is very popular with dog walkers, ramblers, joggers and families and is a place where people meet for a chat as they enjoy the countryside.

Building another nine houses would add additional vehicular traffic in the form of residents' vehicles, friends and families' vehicles, delivery vehicles, as well as plant and machinery and tradesmen's vehicles during the construction phase.

Assuming an average of two vehicles per household making at least one return journey per day this would add a minimum of forty vehicle movements per day, in addition to the current usage.

This would create increased dangers to pedestrians using the lane / footpath and would mean widening the lane and possibly removing some of the mature oak trees that border it.

It would also create additional noise pollution for residents in the vicinity of the lane, particularly during the construction phase.

Add in the additional pollution from vehicle fumes and potential dangers entering and exiting the lane where it joins Henfield Road immediately beside the Hare and Hounds public house.

Cars are often parked either side of the junction which reduces vision for vehicles exiting the lane to join the busy Henfield Road. Travelling along the stretch of Henfield Road between the village centre and the Hare and Hounds and beyond is already extremely hazardous due to the number of parked vehicles. Increased traffic volume would also place additional strains on the section of lane where it crosses over the stream where the wood joins the lane near the allotments.

2. Conflict with the Neighbourhood Plan 2005

The proposed development is clearly outside the built-up area boundary as defined in the Plan. The Plan identified other areas in the village (Eg Potter's Green and the area behind Thornden) for future development but this was not one of them.

If this development goes ahead it would show a blatant disregard

for the democratic process that took place.

3. Where is the need for this development?

At the time of writing there are more than twenty properties for sale in the village. Two of the sites the Plan identified for potential development are going ahead (see point 2 above) which will add a further seventy or so houses to that figure so where is the need for another nine?

Furthermore, the plans suggest that the properties would be unaffordable for low income families and individuals given their size and location.

4. Impact on local amenities

The surgery in particular often struggles to provide the service they would wish to provide to existing residents so the addition of dozens more is not going to improve matters.

Regarding the school, I wonder whether it has the capacity to accommodate the additional pupils?

Additional road traffic will add to the already overcrowded roads through the village and create even more pollution.

5. Flooding and drainage

Having lived in Cowfold for many years I have witnessed standing water on the field that has been earmarked for seven houses after heavy rainfall.

Rainwater often runs down that section of the lane and the existing drain cannot cope, so what measures will be put in place to deal with the additional runoff if the scheme goes ahead?

6. Potential future development

If this development is approved many residents feel that it could set a precedent for further development given that the developer owns other land adjacent to the proposed site.

7. Rural Greenfield site

In addition to the noise and air pollution previously mentioned, this development would impact the quiet rural location with possible negative effects on the adjoining woodland, wildlife, and the loss of a valuable community space and footpath.

(When this was put to the developer at a public meeting on January 31st this year he said that he would investigate moving

the footpath although he clearly did not know where to!

For the record he also said that he would arrange another meeting to answer some of the questions that were put to him before the planning application was submitted but that did not happen, thus showing complete disregard for the views of Cowfold residents).

8. Conclusion

I strongly object to this proposed development and respectfully request that planning permission be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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