

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 April 2026 13:44:05 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 13/04/2026 1:44 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
----------	-------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I have lived in Cowfold for over 30 years and my garden backs onto Eastland Lane. I am strongly against this proposed development for the following reasons: Access

Eastlands Lane has been designated as a 'quiet lane' which leads to about a dozen properties. It is widely used by walkers, joggers and families and is real community meeting place.

Any more houses would mean more traffic along the lane which would potentially increase danger to pedestrians as well as adding to air and noise pollution and would be far worse during the construction phase.

Residents have a particular concern about the junction where the lane meets the busy Henfield Road. This part of the lane is narrow and cannot be widened as it is between the Hare & Hounds pub and mature oak trees.

The junction is already dangerous as cars are often parked either side of it, thus reducing the line of sight to virtually zero.

This section of lane is not wide enough to safely accommodate a car and a pedestrian side by side, let alone large construction and delivery vehicles.

Furthermore, if a vehicle turning in to the lane meets vehicles trying to exit there is a potential for it having to reverse into Henfield road which would obviously be a very dangerous manoeuvre.

According to the developer West Sussex Highways have assessed this matter and are happy with it.

I suggest they reconsider this in view of the obvious danger it poses.

An additional nine houses would mean much more traffic along the lane with vehicles belonging to residents and friends as well as delivery vehicles, plus construction vehicles as previously mentioned.

Cowfold Neighbourhood Plan

The proposed development is clearly outside the built-up area boundary as defined in the Cowfold Neighbourhood 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.

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.

Impact on local amenities

The infrastructure already struggles to support the number of residents and the volume of traffic that passes through the village.

How is the doctors' surgery supposed to support all these additional residents? And the school?

Flooding and drainage

The existing properties near the development have cesspits rather than mains sewerage.

The developer has stated that the intention is to link them and the new builds to the main sewer and sewage works which is about half way along the lane. Concern has been raised by residents about the practicality of this due to the contours of the land and it has been suggested that a new pumping station would be required, so where would that be located?

In addition to that, the field where the 7 houses would be located is prone to flooding and the adjacent lane has a stream of water running down it after heavy rainfall

Where would the runoff from there go?

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.

Conclusion

If this application goes ahead it would show a complete disregard for the wishes of Cowfold residents as outlined in the Neighbourhood Plan.

It would spoil the ambience of the area and would affect many residents and visitors who enjoy the lane and the sense of community it brings.

The additional traffic would bring additional congestion and potential danger as mentioned above.

The developer places great emphasis on his intention to improve the local natural habitat, but the fact is that it is fine as it is!

The new properties would probably cost well in excess of half a million pounds each and there is no evidence that there will be a demand for them.

I therefore urge you to reject this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton