

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2026 16:21:00 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DISC/26/0152
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 28/05/2026 4:21 PM.

Application Summary

Address:	Land at Cobwood Burnthouse Lane Cowfold West Sussex
Proposal:	Application for Approval of Details Reserved by Condition 13 to approved application DC/23/2172.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	2 westlands farm cottages burnthouse lane cowfold
----------	---

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise - Trees and Landscaping
Comments:	Re: DISC/26/0152 Application for: Approval of Details Reserved by Condition 13 to approved application DC/23/2172. I am resident on the border with this development and have concerns regarding this Condition 13 submission. 1. SCALE OF PLAN. Although the plan states "Scaled dimensions

must not be taken from this drawing" planning permission WAS GRANTED BASED ON THIS PLAN. Plan displays the DNO LV SUBSTATION (shown as a grey square on the legend and plan shown just north of Westlands Farm Cottages garden and South of the Listed Clock House garden). In reality it is 8M LONG x 5.4M DEEP / 4.1M HIGH according to submitted drawings. Longer than is deep. The grey square on the plan does NOT show true size in relation to surrounding residents properties/area. A correctly scaled plan should be submitted for more accurate Public scrutiny.

2. INACCURATE NAMING CONVENTIONS ON PLAN. The plan approved does not match with the drawings submitted. There is a Blue item shown on the plan as the CUSTOMER SWITCHGEAR. The applicant has NOT submitted dimensions for this. What they have submitted is dimensions for a CUSTOMER SUBSTATION which is 10M LONG / 4M WIDE / 3M HIGH. This may or may not be the same thing. Regardless, this needs updating for accurate Public scrutiny.

3. WILDLIFE CORRIDORS. It appears that the 5 ancient hedgerows will be blocked off to all larger moving animals that constantly use these hedges as corridors, we see them frequently. We understood that Wildlife Corridors were of very high priority to this council and if approved as is, was not agreed and would not comply with HDCs own Countryside Protection policies.

Yes there are "Mammal Gateways" of 200mm x 300mm sufficient for rabbits & hedgehogs (who would never use this open space anyway), but no provision for our larger wildlife such as Badgers moving from wood to wood, yes, we have seen them too. The Ancient hedges connect several ghylls, ponds and larger woodland areas, with these cut off, this may become a wildlife desert to larger mammals.

4. SIZE OF EQUIPMENT IS TOO CLOSE TO CLOCK HOUSE & WESTLANDS FARM COTTAGES. There are 3 major Industrial Infrastructure units shown just north of Westlands Farm Cottages garden and South of the Listed Clock House garden. They appear to have moved closer to Westlands Farm Cottages than in a plan previously submitted.

a. VISUAL. These are all displayed on the plan as longest side facing North/South. I'm sure Planning will agree these are huge and should be relocated further away from residents. They should also be rotated 90 degrees to lessen the visual impact and to comply with "the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)".

The dimensions as submitted are:

- a DNO LV SUBSTATION shown as a grey square on the legend and plan. This is 8M LONG x 5.4M DEEP / 4.1M HIGH.
 - CUSTOMER SUBSTATION (OR SWITCHGEAR) which is 10M LONG / 4M WIDE / 3M HIGH
-

- INVERTER is 12.2M WIDE X 2.2M DEEP.

b. NOISE. This industrial equipment is too close and will definitely cause noise problems. Yes, we border the busy A272 but, at night, there is virtually NO traffic noise so this will be intolerable. Nowhere is mentioned acoustic protection or indeed bunds to block visual and sound impacts and will not comply with "To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015)"

5. PANEL ARRAY NOW APPEARS MUCH CLOSER TO WESTLANDS FARM COTTAGES THAN THE AGREED PLAN. In the absence of an accurately scaled plan, it is impossible to agree to the operating boundaries. If the plan wasn't to scale when submitted We, as residents cannot accept what is simply a representation, not a true plan.

6. There is no mention of lighting or hours of use, location and intensity. Can you please confirm there will be NO lighting installed. Especially important, as this is an area of Dark Skies and lighting will be intolerable for wildlife and residents.

7. GUARANTEE THE CAMERAS ARE STATIC AND CANNOT MOVE. There are many cameras along the fencing. We need a guarantee these are static and facing inwards to the industrial site, not outwards to residencies & gardens.

8. ACCESS TRACK IS SHOWN AS 3.3M MINIMUM. Please confirm the MAXIMUM width.

9. I understand there are many more Conditions to be submitted such as landscaping, drainage & flood mitigation, Biodiversity plans. I do hope the applicant does indeed comply with all that HDC requires.

I am concerned that, in general terms, development of this site WILL breach HDCs OWN countryside policies and the countryside is not being protected as promised.

10. At the very least please can each member of the planning committee actually READ all of these Condition submissions and consider them fully, unlike the initial Planning meeting in May 2024 resulting in approval, when many members stated they had NOT read the application yet still voted in favour!

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