
Sent:

27 July 2026 17:21

To:

Planning

Subject:

Objection DC/26/0575 and DC/26/0576

Categories:

Comments Received



This message needs your attention

• This is their first email to you.

I strongly object to the planning applications DC/26/0575 and DC/26/0576 for the following reasons.

Overdevelopment:

Cowfold Stores has already been converted into four flats (The Willows), two of these flats are unoccupied and have been for a significant period of time, therefore the proposed development seems unnecessary leading me to believe that the purpose of the development is purely for the potential financial gain of the developer rather than to provide a necessary home for people.

Privacy, Light, and Noise:

There will be significant disruption and noise to residents during the build. The plans indicate that at least three of the four sides (North, East, and West) of 'The Willows' will be used as the build site, or for deliveries, material handling and storage. The existing properties and surrounding properties are Grade 2 listed, therefore only have single glazing. This construction going on will be loud and inconsiderate of residents, particularly those who work from home during the day, or those who work night shifts and need to rest during working hours. Not only that, but the area outside 'The Willows' is used by children to play and residents to park. The historic flagstone pathway is used by churchgoers and school children as well as being the only access to the Cowfold Cottage Tandoori business. The pathway is also where the bins for the flats and surrounding properties are stored. By blocking this pathway with construction traffic, refuse collectors will be unable to collect the waste. Construction preventing this area being used will cause significant disruption and shows a total lack of respect for the historic flagstone pathway and surrounding area. The proposal suggesting heavy machinery being driven over the historic flagstone pathway is ludicrous. If this development goes ahead, all privacy into the rear windows of the existing flats will be lost as the upstairs of the planned development will be facing directly into them. As well as this, the view of fields, trees, and the churchyard will be blocked by a house lowering levels of natural light and views that are beneficial for wellbeing which is extremely important when you live in a flat and have no access to a private outside space. This also means the proposed dwelling itself will be significantly overlooked, as will the gardens of the existing properties. This lack of privacy may cause an existing harmonious neighbourhood to become hostile.

Highway Access and Parking:

In the proposal, the area outside the front of the Cowfold Stores is going to be 'temporarily hoarded' to be used as a delivery point. At present, this area is constantly busy, used for parking, not only by

residents but by people using the local amenities and facilities. During the period that this area will be 'temporarily hoarded' these cars will have to be parked elsewhere. Cowfold is already overcrowded with cars and there is a lack of parking for the number of cars in the village, this encourages inappropriate parking, which is already a problem, cars are often parked illegally, blocking access points and pavements which is particularly troublesome for those in wheelchairs or with pushchairs and often worsens already heavy traffic. On top of this, if the development goes ahead, there is no provision for parking.

Trees and Landscaping:

This proposal shows a lack of care and respect towards the two Sycamore trees under the TPO's. Considering their age and species, these trees are in a fair condition; by subjecting them to heavy plant machinery driving over their root plates they are being put at a high risk of compaction which in future would lead to Tree Safety Management issues. Compaction is becoming a more serious problem every day due to climate change, as well as summer limb drop and any steps to avoid and prevent compaction from occurring should be taken. Furthermore, the pruning required to build the development is unnecessary, trees of this age and status should be protected and respected. Considering the way in which the development is proposed to be built, I would expect that any future residents to the proposed development would be having Tree Safety Management concerns in the future.

Other:

As a current resident of 'The Willows', I have had issues regarding my electricity bill since moving in. Having recently had an engineer from my energy company visit, they have confirmed that the meters supplying the flats in the basement of the Cowfold Stores below are crossed. Not only have the meters therefore been poorly set up, but because they are in the basement of the shop, they have an inconsistent signal, so the energy company is unable to receive consistent, accurate meter readings. This means; to receive the correct energy bill, I must go into the shop to take a reading manually and send it to my supplier. Not only is this an unnecessary pain to do, but it is also made significantly harder as I am only able to access my electricity meter when the shop is open. I work full time and am at my own place of work when the shop is open, leaving me unable to freely access my electricity meter. This development proposes to supply the electricity in the same way. (Method Statement For Construction Avoiding Root Protection Areas). Given the state that the meters are already in, I think this is inappropriate, poorly thought through and will cause future residents the same issues as myself and other existing residents.

For these reasons, I would like to request that the planning applications are refused.