

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 14 April 2026 15:36:17 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 14/04/2026 3:36 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: | 24 Holm Oaks Cowfold Horsham West Sussex |
|----------|------------------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li></ul>                                                                                                                                                                                                                                                                                                                                                                                            |
| Comments:            | <p>I oppose this application on the following grounds.</p> <p>This area is not one of the areas included in the Cowfold Village Development plan which was approved by the village residents and also Horsham District Council in 2025. This plan was also recognised by an independent examiner who stated that it went well beyond the minimum units required within the village as it included 2 areas for the building of 70 new houses so it is not that the residents of Cowfold are objecting to any future developments</p> |

in any way, shape or form.

This plan for 9 new houses (seven of which are outside of the village settlement boundary and encroaching into the rural area just outside of the village), will not provide any social or affordable housing given the fact that the application is for under 10 properties. The large, detached houses do NOT aptly reflect the needs of the village and also, the applicant has refused to rule out when asked directly, an application for a further 6 properties on the unmarked area (2) on the plan. If that happens, it will bring the number up to 15 which Sussex Highways apparently have said is the maximum this tiny lane would support. If this were to happen, it raises the possibility that another 60 cars will be using the lane on a regular basis- I speak from experience as our family were still living in the family home when they started work and so there were 4 cars in our 1 household. Generally, most working people in Cowfold travel by car as the public transport service consists of 1 bus service and only in a North/South direction.

The access along Eastlands Lane for the construction of the properties would be hugely difficult. It is a tiny lane with a narrow verge and a ditch 1 side and beautiful mature trees on the other, most of which have TPOs. It is well used route by walkers with several entry points, not only from the A281 end, but a number of others also. It is the main footpath to access the rural area and walks to the south of the village and the increased traffic, not only from construction, but from access to the properties, will bring elevated dangers to pedestrians and the existing road users. It will also increase pollution in an until now, very quiet and tranquil space.

The junction at Eastlands Lane and the A281 is very narrow. The pub is one side on the corner and there are mature trees directly opposite, so there is no physical way it can be widened to improve access for not only construction traffic but the extra houses. It is incredibly busy on the A281 in that area as there are always cars parked along the road outside the Hare and Hounds, the Southern Motor Group and a little further south, Clarks Lifting solutions. Traffic (including tractors, buses and HGVs) travelling in and out of the village in that area is quite often held up whilst everyone weaves in and out of the parked vehicles. Visibility at the junction is pretty much none existent so I would deem this very dangerous and an accident waiting to happen should this application be granted.

Regarding the development itself and drainage and sewage disposal; the road drainage when turning North off Eastlands Lane to the existing properties, appears to be pretty much none existent; there is often a stream of water running down the centre of the lane and in freezing temperatures, it becomes treacherous. I understand that a pump will be installed at the bottom of field 2 to pump sewage to the Southern Water treatment works along Eastlands Lane. One of the other developments in Station Road will also be installing a sewage pump. This increases the impact on the sewage works as there will be a significantly increased volume at a higher rate, than for a gravity flow system. Does the

---

treatment works have the capacity to deal with this increased volume? I have also learnt that this will have no direct monitoring systems and will be the responsibility of the new development residents. As the pump is a distance away from the houses, any failures or leaks may not be noticed immediately and is likely to result in raw sewage entering the local stream and water network. For the reasons stated, I strongly object to this application and request that planning permission is refused on these grounds.

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto: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](http://www.horsham.gov.uk) Chief Executive: Jane Eaton