

6 April, 2026

Horsham District Council
Planning Department
Albery House
Springfield Road
Horsham
West Sussex RH12 2GB


The Bullpen
Eastlands Lane
Cowfold
West Sussex RH13 8AY

Ref: DC/26/0472
Attn: Tamara Dale

Dear Sir/Madam

In reference to the development on land at 521816 122277 Eastlands Lane, Cowfold, West Sussex.

The following concerns with this development should be considered for the rejection of this planning proposal:

- Access to this land is along Eastlands Lane.
 - This is a public rightaway with a very narrow entrance from Henfield Road
 - A large pedestrian and dog walking population for which safety is at risk
 - The vehicle traffic will triple with limited room for safely passing along the lane
 - It is lined with protected trees which would require removal to widen the lane
 - Cars parked in front of the pub block vision for pulling out of the lane
 - Increased traffic will result in an accident either entering or exiting the lane
- Wildlife Refuge
 - Multiple species of wildlife reside in the woodlands
 - The development will directly affect the natural growth of these species
 - Increased human contact
 - Pollution from increased numbers of vehicles
 - Noise from increased population
- Greenfield Land
 - This development will decrease already endangered greenfield land
 - Expand urban development against an approved Cowfold Neighbourhood Plan 2025
- Infrastructure
 - Traffic through Cowfold is already at critical mass
 - Without an extensive expansion of a bypass around Cowfold there will be gridlock
- Loss of Privacy
 - The present plan has the homes looking directly into our house
 - If permission is granted, designs must restrict any windows facing our home

- Noise
 - 9 family homes with children and additional vehicles will greatly increase the level of noise and light

This proposal is ill-suited to meet the housing needs in the local area while directly impacting the ecology of the area and increasing safety risks to the residents and their pets. It will reduce the privacy of the existing homes. As such, we strongly request the Council reject this planning application.