

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 June 2026 10:34:53 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0682
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 23/06/2026 10:34 AM.

Application Summary

Address:	Taintfield Farm Kings Lane Cowfold West Sussex
Proposal:	Demolition of existing barn/stabling structures and mobile home, and the erection of a single storey ancillary dwelling to be used as a holiday let.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address: Oak Cottage Moatfield Lane Cowfold Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Privacy Light and Noise - Trees and Landscaping
Comments:	I have lived very close to the applicant's property for over 20 years and recently been surveying ecology around the immediate area adding over 670 entries to the biodiversity records. We have now achieved priority habitat status of Unimproved Lowland Meadow for neighbouring farm fields. This is a very special place due to the proximity of the flood meadows of the river Adur catchment area and the remaining pockets of ancient woodland.

In principle demolishing the dilapidated outbuildings at Taintfield Farm and rebuilding in appropriate style to use as a holiday let would be a positive thing. The Arun Ecology recommendation of establishing new good quality native hedge and scrub, and adding bat boxes etc could be very beneficial. However I am very concerned about the attitude shown by the landowner to ecology in the last 2 years and how this may reflect on what actually happens should planning be granted.

Before the current landowner arrived in 2023, there was far more vegetation including an established native hedge along the footpath PROW 1787 making a north south division through the middle of Taintfield Farm very close to the proposed development site (property sales brochure photos still exist on line) . Here nightingales would sing, and the understorey plants included native bluebells, bugle, stitchwort, early purple orchids and primroses. Much has been uprooted and burned causing the loss of not only the established hedge but the majority of the adjacent wildflowers including the protected native bluebells. The soil has been widely churned over and now docks and nettles dominate. The hedge has been replaced with barbed wire.

As noted in the Preliminary Ecological Appraisal Crested newts are all round this area and turn up regularly in my garden nearby (entered into the records) Rampion windfarm proposals made newt surveys and crested newts were found in the pond next to Taintfield. As accepted in the ecological reports, inevitably they will be on this land also. However, with the loss of so much hedge and particularly all the scrub around the pond on the north edge above Taintfield Farm house, their numbers will have been severely reduced in advance of this appraisal, along with insects and nesting bird numbers.

There have been stadium-bright security lights left on night and day at times (possibly after power cuts) through the last 2 years disrupting any dark sky for the neighbouring Taintfield wood, and right out across Kings Lane. If no bats were recorded for this application when there were many in the desk records this is not a surprise. I have not been able to record owls in this part of the lane recently as there have been no sightings, when both tawney and barn owls used to regularly perch above the lane at night. The loss of lane vegetation will also have reduced the presence of voles and insects here for other avian hunters.

Earlier this year Taintfield Farm verges along Kings lane had early purple orchids, primroses, native bluebells, stitchwort, common vetch, bugle (entered into the records), which were still spreading out from under the hedge and down the bank areas. But currently the verges are being mown right back to the hedges chopping apart orchids, bluebells etc before seeding, which I presume is in part preparation for the property being used for the holiday let.

The grass is allowed to mulch the ground, further enriching the soil and so degrading the wildflower habitat. Now nettles and docks are dominating the verges in places. All the lane neighbours drive out this way and many people walk or ride horses for recreation here and the loss of wildflowers has been noted by many. Requests to simply leave a wider margin from the hedge for the established wildflowers to continue to seed and flower have been ignored and the only reason received is to balance ecology with 'tidiness'.

This is a very quiet single track rural lane off another lane. To present it as a piece of 'tidy' suburbia for the sake of a holiday let is inappropriate and damaging to protected flower species. Yet if a holiday let would actually capitalize on the rare ecology and rural character of the landscape it would be of benefit to everybody. I have grave doubts that this is what will happen.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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