From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 November 2026 15:10:07 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1773
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 17/11/2026 3:10 PM.

Application Summary

Address:	Lock House Lock Partridge Green West Sussex RH13 8EG
Proposal:	Erection of 2-storey Coach House for use as holiday let.
Case Officer:	No case officer assigned

Click for further information

Customer Details

Address: 1 GATEHOUSE LODGE, LOCK ESTATE PARTRIDGE GREEEN

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	This application is the latest in a series of proposals seeking to expand commercial visitor accommodation at Lock House, following the refusal of applications DC/25/1881 and DC/26/0924 for a so called '8-bedroom Super Cottage' holiday let. When considered alongside extant permissions and ongoing development proposals elsewhere within the grounds of Lock House, this latest application raises important questions regarding the cumulative impact of continuing development and intensification within what remains an isolated Grade II listed

property and grounds located in the open countryside.

1. Failure to Assess Cumulative Impacts
Our principal concern is that there appears to be no comprehensive assessment of the cumulative impacts arising from the increasing number of permissions, approved developments and visitor-accommodation proposals associated with the wider estate. Whilst each application may appear acceptable when considered in isolation, the Local Planning Authority must also consider the collective impact of development on the countryside, local infrastructure and natural environment.

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework ("NPPF") also requires planning decisions to protect and enhance the natural environment (paragraph 8(c)) and ensure development is sympathetic to local character and landscape setting (paragraph 135).

I can find no clear evidence within either the previous refusal decision or the current submission that the cumulative impact of all approved and proposed development associated with the wider Lock House estate has been assessed.

2. Private Lane & Bridleway
The submitted Transport Statement confirms that the site is accessed via approximately 1.25km of private single-track lane which also functions as a public bridleway.

The concern is not the junction with the public highway, which has been the focus of the Highway Authority's consultation responses in all recent applications for this site, but the cumulative impact of increasing vehicle movements on the lane itself, which is shared by walkers, cyclists, horse riders, residents and service vehicles.

NPPF paragraph 104(c) requires planning decisions to protect and enhance public rights of way, while paragraph 116 requires consideration of whether the residual cumulative impacts on the road network would be severe.

The submitted Transport Statement largely assesses this development in isolation and does not appear to provide any assessment of the cumulative traffic implications arising from all approved and proposed developments associated with the estate.

Furthermore, the privately owned single-track lane (Lock Lane) also functions as a Public Bridleway (BW 1864), and it is unclear whether the impacts of increased vehicular activity on users of BW 1864 have been assessed in previous applications, so I'd like the LPA to confirm whether the Public Rights of Way team has

been consulted for this application and, if so, where that assessment can be found?

3. Ancient Woodland - Grant's Copse
The proposal lies immediately adjacent to Grant's Copse Ancient Woodland. Whilst the application relies upon a 15-metre buffer and woodland protection measures, the key issue is not simply direct encroachment but the cumulative effect of increasing visitor activity immediately adjacent to an irreplaceable habitat.

NPPF paragraph 187 affords strong protection to ancient woodland and recognises that deterioration can arise through indirect impacts as well as direct loss. Paragraph 187 confirms that ancient woodland is an irreplaceable habitat and that development resulting in the loss or deterioration of such habitats should be refused other than in wholly exceptional circumstances. Deterioration is not restricted to direct physical loss and can include indirect effects arising from increasing levels of visitor activity, noise, lighting, disturbance and recreational pressure. Whilst this latest application seeks to address a number of these direct or indirect impacts on the Ancient Woodland, it makes it abundantly clear through the business plan detailed in the Design and Access statement that the presence of an 8 bedroom 'Super Cottage' will add unnecessary recreational pressure, and no mitigation measures have been submitted that address this.

In this respect, no clear assessment has been provided of the cumulative effects arising from the combined operation of approved and proposed developments across the estate and the resulting increase in visitor numbers adjacent to Grant's Copse. I would also submit that the impacts will worsen by the regular turnover of people both from the already consented holiday lets and this 8-bedroom new build.

Additionally, making note of the business plan detailed within the Design & Access Statement, aside the fact that the Hotel and Visitor Accommodation Study published some ten years ago is highly likely to be out of date, the holiday let is clearly pitched at the 'high end' market yet there is apparently no provision for private outdoor space for occupants for leisure / meals etc. It is reasonable to expect that any future occupants will make use of outdoor space immediately outside of the property which will have an impact on the Ancient Woodland.

4. Woodland Management
The application places weight on proposed woodland management benefits. However, the Planning Statement acknowledges that there is currently no obligation to manage the woodland and instead proposes a pre-commencement condition requiring a Council approved Forestry Commission management plan, but it is currently unclear whether such a condition would secure the implementation, ongoing delivery and long-term

management of the woodland.

The applicant appears to infer that woodland management may only occur if the proposed development proceeds. The long-term stewardship of an irreplaceable habitat should not be dependent upon the grant of planning permission for additional new build commercial development.

Unless implementation and long-term delivery of that plan are secured through enforceable planning conditions or legal agreement, limited weight should be afforded to any claimed benefits submitted by the applicant.

This is particularly relevant given the previous comments of the Forestry Commission, which noted significant tree loss within Grant's Copse and that no felling licence had been issued for the area. Whilst that matter is separate to the current application, it reinforces the need for careful scrutiny of the woodland management benefits relied upon by the applicant.

5. 2015 Stable Consent
We submit that little or no weight should be added to the fact that a stable block on the same site as this application was given consent in 2015 as they have materially different uses and impact their setting in different ways. Furthermore, the 2015 consent appears to have given no consideration of the Ancient Woodland adjacent.

Therefore, it shouldn't follow that an 8 bed Super Cottage should be permitted on the site just because a stable block was consented (and never built).

Conclusion
The key issue is not whether this proposal is acceptable in isolation, but whether the cumulative impact of multiple approved and proposed developments across the wider Lock House and its grounds has been properly assessed.

In the absence of a comprehensive cumulative assessment covering countryside character, traffic generation, use of the private bridleway access lane and impacts upon Grant's Copse Ancient Woodland, I respectfully request that planning permission be refused. Alternatively, the Local Planning Authority should require a full cumulative impact assessment before determining the application.

Kind regards

Telephone:

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Horsham District Council