

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 September 2026 17:25:36 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1212
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 13/09/2026 5:25 PM.

Application Summary

Address:	Annexe Clockhouse Farmhouse Stonehouse Lane Cowfold Horsham West Sussex RH13 8DL
Proposal:	Demolition of 6no. existing agricultural buildings within the wider farm holding. Conversion of the existing brick stables into 5no. residential dwellings; erection of a new commercial building and erection of a new Sussex barn with landscaping and associated infrastructure works.
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address: North Northstone Cottage Stonehouse Lane Cowfold Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to register my strongest objection to planning application DC/26/1212. The development represents an

overdevelopment of a sensitive rural location, directly conflicting with the Horsham District Local Development Framework, national policy, and established planning law.

1. Highway Safety, Traffic, and Access

Stonehouse Lane is a narrow, rural, single-track lane with minimal passing places and zero footpaths or street lighting.

Capacity & Safety: Introducing 5 residential units and a commercial operation will generate a substantial, continuous increase in vehicular movements, including commercial vehicles. This creates severe highway safety hazards for existing residents, pedestrians, cyclists, and horse-riders.

Lack of Mitigation: Passing places cannot safely accommodate the cumulative traffic increase. Under the National Planning Policy Framework (NPPF), development should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

2. Character, Design, and Impact on the Countryside

Encroachment on the Rural Area: The insertion of five dwellings alongside commercial development contradicts Policy 26 (Countryside Protection) of the Horsham District Local Plan, which protects the unbuilt, tranquil nature of the countryside from un-designated urbanisation.

Scale & Materials: The scale and density of this proposal undermine the traditional spatial character of the area. A new commercial building is incongruous in this specific rural context.

3. Impact on Listed Buildings & Heritage Assets

Stonehouse Lane and its immediate environment contain sensitive heritage assets.

Setting of Heritage Assets: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty to have special regard to the desirability of preserving Listed Buildings or their settings.

4. Residential Amenity: Overshadowing, Privacy, Noise, and Odour

Noise & Disturbance: The inclusion of a commercial building adjacent to existing and proposed homes will introduce unacceptable levels of noise, vehicle idling, and operational disturbance into an otherwise tranquil area (NPPF Paragraph 191).

Smells & Lighting: Commercial operations and condensed residential layouts risk generating light pollution, odours, and localised disturbance, directly harming nearby residents' living conditions.

Loss of Privacy & Overshadowing: The height and proximity of the proposed structures will cause direct overlooking, loss of privacy, and loss of natural light to neighbouring boundaries.

5. Arboricultural and Environmental Impact

Loss of Trees & Hedgerows: The construction and required access widening will inevitably necessitate the destruction of established trees and native hedgerows. This breaches Policy 31 (Green Infrastructure and Biodiversity), which requires development to protect and enhance existing natural features.

Conclusion

This application represents an unjustified, harmful development in the countryside that compromises highway safety, degrades the setting of Listed buildings, harms local amenity, and violates Horsham District's planning policies. I strongly urge the Council to refuse this planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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