

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 April 2026 14:58:14 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 30/04/2026 2:58 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: 3 Oak Apple Close Cowfold Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to planning application DC/26/0472 for the following reasons: - Conflict with the Neighbourhood Plan (Local Green Space): Eastlands Lane is formally designated as a Local Green Space in the adopted Cowfold Neighbourhood Plan. Under the National

Planning Policy Framework (NPPF), this designation gives a presumption against development and should protect the site.

- Outside the Built-Up Area Boundary (BUAB): This proposal extends beyond the defined village boundary into land strictly classed as "open countryside." Approving this violates the Horsham District Planning Framework by introducing unjustified urban sprawl. Furthermore, it sets a dangerous precedent for future large-scale "infill" development in the adjoining fields.

- Highway and Pedestrian Safety: The lane lacks the width, passing places, pavements, and safe sightlines required to accommodate the two-way traffic of nine new households, plus construction, delivery, and service vehicles. This creates an unacceptable risk to highway safety and directly endangers the walkers, families, and allotment-holders who rely on this public amenity.

- Failure to Meet Water Neutrality: Due to the Natural England mandate protecting the Arun Valley Special Area of Conservation, Horsham District Council legally cannot approve developments that increase water demand. Nine new homes (with multiple bathrooms, appliances, and gardens) will inevitably increase extraction in this legally protected zone.

- Threat to Protected Trees (TPOs) and Biodiversity: Heavy construction traffic, potential lane modifications, and increased daily vehicle movements pose a severe threat of soil compaction to the root systems of legally protected trees (HDC TPO1519 - the Tree Preservation Order located at Eastlands Lane, designated by Horsham District Council). Building on this green space will also cause unacceptable, irreversible harm to established wildlife habitats.

- Loss of Residential Amenity: The development will cause a severe loss of amenity for current residents. The introduction of light pollution (streetlights, porch lights, car headlights) and noise disturbance will permanently destroy the dark, quiet, and rural character of the lane.

- Disproportionate Impact: Nine houses will make no meaningful contribution to district housing targets, but the development will permanently devastate a highly valued local asset.

I therefore urge the council to respect the Cowfold Neighbourhood Plan, adhere to the Horsham District Planning Framework, acknowledge the Tree Preservation Order, and reject this application.

Kind regards

Telephone:

Email: 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 Chief Executive: Jane Eaton