

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 September 2026 12:24:48 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0924
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 02/09/2026 12:24 PM.

Application Summary

Address:	Lock House Lock Partridge Green West Sussex RH13 8EG
Proposal:	Erection of holiday cottage (Full Planning)
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	Power House, Lock Partridge Green Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

This application is somewhat confusing as this appears to be either an addition, amendment or replacement of DC/25/82 which is still awaiting a decision, I can only assume it is a replacement as the block plan does not show the previous buildings.

HDPF Policy 26 - Failure to Assess Cumulative Impact.

We have seen a dramatic increase in individual applications on the grounds of Lock House, creating new buildings and conversions of other buildings, the majority being residential/holiday lets, it is hard to ignore that we will likely see further applications of a similar nature, and possibly applications to convert the new non-residential buildings into residential/holiday lets? This constant drip-drip application strategy clearly falls under HDPF Policy 26.

This application represents an inappropriate scale and form of development in the countryside, contrary to Policies 34, 26, 10, 33, 38 and 41 of the Horsham District Planning Framework (2015) and is in conflict with the National Planning Policy Framework 2024.

The reliance on tourism policy does not overcome these conflicts.

Access to Lock House is via Lock Lane and has always been subject to regular flooding by the river Adur west branch every year during autumn to spring.

The extent of this natural flood plain is ~100m across Lock Lane and frequently too deep for cars and vans to cross for 12+ hours and sometimes days due to rain and tidal affects.

We have had numerous examples of vehicles taking in water and stalling with the consequent blocking of access for all users.

This is an extremely important factor for all residents that use Lock Lane for access, it has a real impact to everyone's travel plans and deliveries.

If these applications are allowed there will be a dramatic increase in vehicle traffic along Lock Lane, a single track bridleway with few passing places, soft verges, blind corners, frequent pot holes and crumbling verges due to seasonal water erosion. This will clearly make access very problematic and potentially dangerous especially for holiday travelers.

Kind regards

Telephone:

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