

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2026 17:16:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DISC/26/0152
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 27/05/2026 5:16 PM.

Application Summary

Address:	Land at Cobwood Burnthouse Lane Cowfold West Sussex
Proposal:	Application for Approval of Details Reserved by Condition 13 to approved application DC/23/2172.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	Cowfold Road Bowshots 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 - Privacy Light and Noise - Trees and Landscaping
Comments:	* Wildlife corridors - we see the Knepp Estate Storks flying across this land, along with Buzzards, Red Kites and Kestrels. The "Blanketing" Effect: Solar panels act as a physical barrier over the soil. For birds of prey like Kites, Buzzards, and Kestrels, covering open fields with rows of panels completely eliminates their ability to hunt. They rely on open, low-vegetation ground to

spot small mammals (voles, mice). Ground-mounted solar arrays reflect polarized light. Studies documented by bodies like Natural England note that birds and insects frequently mistake large, shiny expanses of solar panels for bodies of water (known as the "Lake Effect"). This can cause birds to dive-bomb or attempt to land on the hard panels, resulting in injury or death.

* locations of the 12m x 3m containers that will be used. Surely these should be at least be turned 90° so only their 3m ends face close by neighbours, and not their 12m sides.

Solar arrays produce a momentary flash of light and glare.

National Planning Practice Guidance (NPPG) explicitly states that local authorities must consider the effect of glint and glare on transport infrastructure. For a narrow, naturally dangerous rural road, unexpected glare can create temporary blindness or an ocular "after-image" for drivers.

* Current plans make no mention of hedges to hide the fences and panels.

The severe impact on local residents has been systematically sidelined. During the early stages of this proposal, the previous company explicitly promised comprehensive, mature landscape screening to hide these industrial panels from our homes. Yet, in a blatant attempt to cut corners, the current developer's plans feature no mention of this screening whatsoever. They expect West Grinstead residents to absorb the full visual blight of an industrial landscape right outside our windows. Even if they try to rush a last-minute planting condition, expert planning data shows it takes 8 to 10 years for new hedges to grow dense enough to offer any real screening. For a decade, our residential amenity will be entirely ruined. Look down the road at Twineham-approved seven years ago, it remains an abandoned concrete pad. The residents suffered the blight, yet zero green energy was achieved. The area being developed is surrounded by ancient woodland and trees with TPOs. Again, why is precious green land being destroyed when we have vast spaces on rooftops without solar? The destruction of our countryside is also reducing house prices, reducing the economy of the local area, at a time when people are already hard hit by rising costs.

Kind regards

Telephone:

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