

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 April 2026 18:51:05 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 29/04/2026 6:51 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:	21 Holm Oaks Cowfold
----------	----------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	I am writing to formally lodge an objection to the planning application. Having reviewed the proposals, I believe the development represents a serious risk to the local environment, community character and infrastructure. My objection is based on the following material planning

considerations:

1. Conflict with the Cowfold Neighbourhood Development Plan 2025.

Critically, the proposal is in direct contravention to the agreed neighbourhood development plan. This plan represents the statutory voice of the community and outlines specific growth boundaries and design principles that this application ignores. Granting permission would undermine the integrity of the local planning process and set a dangerous precedent for bypassing community-led policy.

2. Encroachment on Greenfield and Countryside.

This application represents further unnecessary development on greenfield land, representing and contributing to the continued erosion of rural spaces, leading to urban sprawl and the permanent loss of undeveloped natural land that defines our local landscape.

3. Impact on Trees, Woodland, and Ecology.

The development poses a direct threat to local protected areas, including tree's and woodland. The site and its nearby fields and woodland, also serves as a vital habitat and wildlife corridor for a range of species. The proposed development puts this local flora and fauna at risk.

4. Highway safety and traffic congestion.

The proposed access to the site via Eastlands lane is narrow and a public right of way, increased construction traffic, and later residential traffice, represents a serious risk to users including pedestrians, cyclists and other motorist, and any widening of this road would have further ecological impacts.

Additionally, Eastland Lane leads onto the A281 towards Henfield. An already heavily congested road, adding further vehicle movement will increase traffic during peak hours and cause further disruption as well as pollution.

5. Strain on local infrastructure and resources.

The application fails to demonstrate adequate sustainability measures or address the unsustainable cumulative pressure on finite resources, such as water, when combined with previously approved Cowfold developments.

Furthermore, with local GP practices and other essential services are already oversubscribed (as highlighted in Horsham District Local Plan Regulation 18 Consultation Report January 2024), this proposal introduces further pressure to these services.

Conclusion.

In summary, this application completely disregards the Cowfold Neighbourhood Development Plan, the site was not allocated or

approved and sets a dangerous precedent for further countryside development. Furthermore, it threatens our natural heritage and poses a risk to highway safety and public service stability.

For these reasons, I strongly object to this application and request that the application is refused.

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 E aton