

From: Planning@horsham.gov.uk
Sent: 17 August 2026 16:52
To: Planning
Subject: Comments for Planning Application DC/26/0925

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 17/08/2026 4:51 PM [REDACTED].

Application Summary

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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	1 Gatehouse Lodge Lock Estate, Lock Lane Partridge Green

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:	I wish to object to planning application DC/26/0924. While amendments have been made to the previous proposal, the current application remains contrary to the Horsham District Planning Framework (HDPF), the National Planning Policy Framework (NPPF) and Natural England Standing Advice relating to ancient woodland. The principal concerns relate to cumulative intensification of activity within the countryside, inappropriate reliance on a historic stable block consent, deficiencies in the transport

evidence, failure to adequately assess impacts on Hookshile Wood Ancient Woodland, uncertainty surrounding ecological baseline conditions and unresolved concerns regarding flood access and visitor safety.

The proposal is not objected to on design grounds.

Policy Context

Relevant policies include HDPF Policies 25, 26, 31, 33, 38 and 41 together with NPPF paragraphs 88(c), 111, 115, 170, 181(e), 187(b), 193(c) and 198. Natural England Standing Advice relating to Ancient Woodland is also a material planning consideration.

1. HDPF Policy 26 - Failure to Assess Cumulative Intensification of Countryside Activity
Policy 26 specifically requires that development should not lead individually or cumulatively to a significant increase in countryside activity.

The application assesses only the proposed super cottage. It does not assess the cumulative operational consequences of approved dwellings and approved holiday lets; estate leisure facilities and the proposed 8-bedroom tourism use under this application.

The proposal would materially increase visitor activity, vehicle movements, servicing requirements and tourism-related activity within a countryside location.

2. Previously Approved Stable Block Fallback

The applicant repeatedly relies on planning permission DC/14/2134 for a stable block as justification for the proposal. However, a stable block and a commercially operated holiday-let business are fundamentally different uses with materially different planning impacts.

A stable block does not generate guest occupancy, holiday changeovers, cleaning, catering, deliveries, guest hosting or tourism activity.

The historic permission cannot therefore establish acceptance of the present operational impacts.

3. Transport Evidence

The Transport Statement submitted concludes that the proposal would generate only four vehicle movements per day. This appears wholly inconsistent with the applicant's own business plan, which includes dedicated guest hosts, cleaners, linen changes, grocery deliveries, caterers, trainers, therapists, wine tasting providers and ongoing management support.

There is no evidence that these trips have been included within the traffic calculations submitted by the applicant. The assessment therefore risks materially understating actual traffic generation.

This is particularly relevant as the development is entirely dependent upon a single vehicular access route. There are no alternative lawful means of vehicle access or egress to Lock House. Consequently, all guest arrivals, departures, servicing vehicles, deliveries, cleaners, caterers and maintenance traffic generated by the proposed holiday-let business would be required to use the existing single-track bridleway, which is also used extensively by pedestrians, cyclists and equestrians.

4. Hookshile Wood Ancient Woodland

Hookshile Wood, incorporating Grant's Copse, is an ancient woodland and therefore an irreplaceable habitat. Natural England advises that planning authorities should assess both direct and indirect impacts.

The applicant places significant emphasis on achieving a 15m buffer. However, Natural England makes clear that 15m is a minimum distance and larger buffers may be required where wider impacts extend beyond this zone.

Natural England Standing Advice explains that deterioration (of irreplaceable Ancient Woodland) can arise through increased disturbance, traffic, trampling, light pollution, soil compaction, habitat fragmentation and recreational pressure. The submitted ecological

information focuses largely on biodiversity units and proposed planting rather than the operational consequences of a large visitor accommodation business adjacent to irreplaceable habitat.

The application fails to provide any assessment of these impacts on the Ancient Woodland.

5. Biodiversity Net Gain Baseline Concerns

The BNG assessment, habitat walkover and habitat condition assessment appear to have been undertaken by the applicant/developer. It is understood that significant site clearance and tree removal has occurred on the development plot and southern margin of Hookshile Wood prior to submission of the biodiversity documentation. If vegetation clearance took place before the biodiversity baseline was established, there is a risk that the submitted Metric does not accurately reflect the site's original ecological value.

Consequently, the Local Planning Authority should satisfy itself that the baseline condition used within the BNG assessment represents the site's pre-clearance habitat resource rather than a condition resulting from prior site works.

6. Flood Access and Safety of Future Occupiers

The Flood Risk Assessment acknowledges flooding of Lock Lane (Flood Zone 3) as the only legally held access and egress route, depths of up to 40cm over the road, multiple flood events and reliance on alternative access arrangements. The proposal is intended for short-term visitors unfamiliar with local conditions rather than permanent residents.

The emergency egress route north towards Clothalls remains a legal question mark and is not dealt with by any evidence submitted by the applicant.

The critical question is whether short-stay visitors unfamiliar with local conditions can safely access and leave the property throughout the lifetime of the development. That matter has not been addressed with sufficient robustness.

7. Development Need and Tourism Evidence

Reliance is placed on a 2016 Horsham Hotel and Visitor Accommodation Study. Using the operation model evidenced by the applicant (large number, high end groups accommodation) to search contemporary booking platforms (using Kate and Tom's as quoted by the applicant) such as thewowhousecompany.com, Uniquehomestays.com and Bighouseexperience.com, I have identified ten similar holiday lets within a ten mile radius of the Lock Estate.

A particular highlight within this number is an equivalent large, high-end holiday let situated around one mile to the south west of the Lock Estate.

Limited weight should therefore be attached to the applicants evidence that there is an absence of supply and therefore need for a new build holiday let in this countryside location.

Conclusion

The proposal represents a substantial commercial tourism operation in the countryside rather than a simple replacement for the previously approved stable block. The Local Planning Authority cannot be satisfied that the proposal complies with HDPF Policies 25, 26, 31, 33, 38 and 41, NPPF paragraphs 88(c), 111, 115, 170, 181(e), 187(b), 193(c) and 198, or Natural England Standing Advice relating to ancient woodland. For these reasons planning permission should be refused.

Where did you
hear about this
application?

Online

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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