

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 17:41:31 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0913
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 15/09/2026 5:41 PM.

Application Summary

Address:	Land East of Oaklands Henfield Road Cowfold West Sussex
Proposal:	Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.
Case Officer:	Alice Johnson

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Customer Details

Address:	Coopers Farm Bolney Rd Cowfold
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	I object to this proposed development on several grounds: Overdevelopment Having agreed to 70 new houses in the previous Local Plan the

village has already been allocated a further 100 homes. The infrastructure, in particular the heavily congested roads and the medical facilities simply cannot cope. Whilst the site is adjacent to the settlement boundary, it does not mean it should be built there. It is a totally unsuitable location for the reasons set out below.

Access

This is one of the most critical aspects of why this application should be rejected. The access is far too narrow for the number of properties proposed; it will not be possible for two vehicles to pass on the access lane, and whilst one of the advantages of proximity to the settlement boundary is the ability to walk to amenities, it would not be safe to do so given the number of vehicles likely to be using the access road and the lack of space for adequate pavements.

Coming in and out of side roads on this part of the A281 is already very dangerous due to the speed and quantity of traffic and the number of parked cars on both sides of the road. 40 houses will significantly increase this dangerous situation. Parked cars not only have a major impact on visibility of the road when turning on and off it but also reduce effective turning space when turning on and off the A281.

What if one vehicle is trying to enter whilst another tries to exit; will they be forced to back out onto the busy road?

Flood Risk

The FRA uses desk top surveys to ascertain that most of the site lies in Flood Zone 1 with Zones 2 and 3 affecting just the southern boundary adjacent to the stream. The Environment Agency's 'National assessment of Flood and Coastal Erosion Risk in England 2024' recognises that official flood maps are often out of date and underestimate flood risk. This is certainly the case here.

There has been no reason previously for up-to-date surveys of this site, making local knowledge of the actual situation crucially important. Numerous residents mention the fact that the site floods, and some, such as 24 Holm Oaks, have provided clear photographic evidence. This must be taken seriously, as must the negative impact of any tree and hedge removal and the effect of laying down so much concrete.

If drainage is somehow successfully improved, it can only go into the stream, which will simply worsen the flooding downstream, which is already a major issue at Shermanbury and beyond.

During the Rampion 2 DCO examination, West Sussex County Council raised concerns regarding winter flooding and groundwater flood risk at Oakendene, including whether the

evidence then available adequately represented winter conditions. The evidence presented showed very clearly that local knowledge was far more important than out of date official government flood map data. This part of Cowfold is the same.

The August 2026 NPPF makes it particularly important not to assess flood risk solely by looking at whether a property falls within Flood Zone 1, 2 or 3. Flood Zones relate primarily to river flooding. Other sources may also be relevant, including surface-water flooding and future flood risk.

A site in Flood Zone 1 should therefore not automatically be treated as a site where no further flood-risk assessment could be needed. The heavy clay, found at preliminary ground investigations, will increase surface water flooding as well as the flood risk from the stream, which is, as locals testify, far worse than records would indicate.

The Sequential Test requires development to be steered towards areas with a lower probability of flooding where appropriate. In Cowfold, the local plan has already identified a site with little risk of flooding on which to build our new quota of homes. It makes no sense at all to build new homes directly adjacent to a stream which regularly floods. This is not climate resilience.

Please reject the proposals.

Kind regards

Telephone:

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