

From: Planning@horsham.gov.uk
Sent: 13 August 2026 22:42
To: Planning
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 13/08/2026 10:42 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

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	Bracora, Henfield Road COWFOLD Cowfold

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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to formally object to the planning application DC/26/0913 for approximately 40 homes on Land East of Oaklands, Henfield Road, Cowfold. As a local resident I believe this proposal is entirely unsuitable for the site as it will cause the overdevelopment of Cowfold Village, create health & safety risks linked to the traffic access to the site from the A281 and create a significant environmental impact through an inappropriate residential development in the countryside. The proposed site sits outside the defined built up area boundary for Cowfold and was not

included in the Cowfold Parish Council Neighbourhood Plan 2025. The proposal conflicts with the spatial strategy and settlement hierarchy established by Horsham District Planning Framework.

The proposed vehicle access point presents a major highway safety hazard as vehicles will need to cross over the carriageway to access the site. The A281 is a busy thoroughfare and there is already congestion during peak times. This is compounded by the number of parked cars on Henfield Road associated with both residential properties and local businesses. The Highways Agency notes the parked cars will not prevent the turning manoeuvre but this will be impacted when combined with the impact of moving vehicles and pedestrians during peak times. The proximity to 3 other access roads into the A281 should also be considered (South Leas, Eastlands Lane and Summer Meadow). The Highways Agency notes 3 incidents/accidents within 250m of the proposed access point which as a local resident I feel underestimates the true health and safety risks of access proposals. This should be considered alongside the number of pedestrian near collisions due to narrow pavements, speeding vehicles and frequent damage to parked all of which could have had more serious consequences.

The increase in heavy vehicles during construction will create immediate dangers for local pedestrians especially children walking to school, cyclists, existing road users.

The development will place severe strain on the Local Infrastructure especially when considered with proposals for sites included in the Cowfold Neighbourhood Plan. This should be considered on a cumulative basis when considering the impact on the local school and medical practices which will become significantly overstretched. The impact on secondary schooling should be considered to ensure there are enough places available with appropriate transport links in local towns as in recent years this has not been the case.

The environmental impacts and the affect on the character of Cowfold will be irreversible. The development will destroy natural habitats, hedgerows and protected trees that support local wildlife and to date the recommended environmental surveys have not been carried out. I believe the proposal conflicts with the Planning Framework through inappropriate residential development in the countryside that impacts biodiversity and green infrastructure.

I also draw your attention to the Environment Agency report objecting to the proposal as a Flood Risk Assessment has not been completed. As such the proposal has not adequately demonstrated that groundwater and surface water drainage can be managed without creating a flood risk.

To create access to the site a tree currently with a TPO will be impacted and as highlighted in the Arboricultural report this should be considered in connection to the character of the village both now and in the future based on the decline of other mature trees in the vicinity.

Furthermore the proposed location of the development will overlook existing properties along Henfield Road and South Leas impacting privacy of those existing residential properties.

For the reasons set out above I ask Horsham District Council to refuse planning permission for application DC/26/0913.

Where did you
hear about this
application?

Posted Letter from Local Authority

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

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