
From: Planning@horsham.gov.uk
Sent: 15 August 2026 19:05
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 15/08/2026 7:04 PM [REDACTED]

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

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Address:	1 South Leas Henfield Road, Cowfold Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	Objection to Planning Application DC/26/0913 I am writing to object to planning application DC/26/0913 for the proposed residential development on land east of Oaklands, Henfield Road, Cowfold. Whilst I understand the need for new housing, I am concerned that this development would have a significant adverse impact on both highway safety and local infrastructure. My concerns are focused on two principal areas. 1. Traffic Access, Highway Safety, Noise and Air Pollution My primary concern relates to the proposed site access onto the A281 (Henfield Road). The proposed access is located opposite a well-used access point serving the CMG Volkswagen dealership. However, this is not an isolated junction. Within a distance of approximately 100 metres, motorists must also contend with access to Eastlands Lane, the Hare & Hounds public house, South Leas and Summer Meadows, in addition to vehicles entering and exiting the CMG Volkswagen site. This concentration of access points creates

a complex road environment where drivers are already required to make multiple observations and decisions in a short distance. The introduction of a further access serving a substantial residential development would inevitably increase turning movements and add to the existing pressures on this section of the A281.

The site is also situated on a section of road with a noticeable gradient where vehicle speeds can be high. This is particularly concerning given the number of nearby access points and the additional turning movements that would be generated by a development of this scale.

As a local resident, I already observe periods of congestion and queuing along this stretch of the A281, particularly during peak travel periods. Traffic is also affected by vehicles accessing local businesses, residents entering and leaving nearby developments and the regular movement of agricultural vehicles. In my view, the addition of traffic generated by approximately 40 new dwellings will further affect the safe and efficient operation of this section of road.

I am also concerned that the proposal appears contrary to the objectives of the Cowfold Neighbourhood Plan, which seek to improve road safety and support better local air quality. Additional vehicle movements associated with the development will inevitably increase traffic levels in and around Cowfold and add pressure to surrounding routes, including the A272 and associated through traffic.

Properties along Henfield Road already experience considerable noise from passing traffic and nearby commercial activity. As a resident, I regularly experience the effects of traffic noise, vehicle acceleration and braking, and the general disturbance associated with a busy stretch of road serving both residential and commercial premises.

This is of particular concern to me because the proposed access road would be located directly behind my property boundary and less than 10 metres from my house. Unlike many other properties in the area, my home would sit immediately adjacent to the proposed access route and would therefore experience the direct effects of vehicle movements entering and leaving the development throughout the day and evening. Vehicle noise, braking, acceleration, headlights and associated emissions would have a direct and noticeable impact on my residential amenity.

During recent temporary traffic management works on Henfield Road, residents experienced increased queuing traffic, vehicle idling, sounding of horns and increased exhaust emissions. The impact was sufficiently noticeable that windows needed to be kept closed during periods of warm weather. This experience demonstrated how sensitive the area already is to additional traffic-related noise and pollution and illustrates the effect that increased traffic volumes can have on nearby residents.

2. Impact on Local Infrastructure

My second concern is whether the existing local infrastructure can accommodate further residential development of this scale.

Cowfold is already expected to absorb additional housing growth and the cumulative impact of this, together with the proposed development, should be carefully assessed. In particular, I am concerned about the additional pressure that will be placed on village infrastructure, including local roads, parking and utility services.

I am especially concerned about the capacity of the existing sewerage infrastructure serving this part of the village. Local residents have experienced recurring sewerage-related issues following the development of Summer Meadows behind the CMG Volkswagen site. There have been several occasions where blockages have required intervention in Henfield Road. In addition, unpleasant odours associated with the local sewerage system are often noticeable in the vicinity of the Hare & Hounds public house, particularly when customers are seated outdoors.

These are not merely theoretical concerns. Residents have already experienced sewerage issues following recent development in the immediate area, providing a reasonable basis for questioning whether the existing infrastructure has sufficient spare capacity to accommodate further growth.

Before any development proceeds, I believe clear evidence should be provided demonstrating that the existing infrastructure can accommodate the additional demand generated by the proposed development without creating further problems for existing residents.

Conclusion

For the reasons outlined above, I believe the application raises significant concerns regarding highway safety, traffic generation, noise and air pollution, together with the ability of local infrastructure to accommodate further development.

Of particular concern is the concentration of access points within a relatively short section of the A281 and the additional traffic movements that would be generated by the development. Given the location of the proposed access and its proximity to existing residential properties, I believe the proposal has the potential to adversely affect both road safety and residential amenity.

I am also concerned that insufficient evidence has been provided to demonstrate that existing local infrastructure, including the sewerage network serving this part of the village, has the capacity to accommodate the additional demand that would be created by the development.

I respectfully request that Horsham District Council gives careful consideration to these concerns when determining the application.

Thank you for your consideration.

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

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton