
From: Planning@horsham.gov.uk
Sent: 15 August 2026 20:33
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 8:33 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:	8 Church Path Station Road 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 - Trees and Landscaping
Comments:	Wildlife and biodiversity: The site appears to support a range of wildlife, including bats, foxes and numerous bird species. Bats are regularly observed flying over and around the site. The proposed development therefore raises concerns regarding the loss of habitat, foraging areas and potential commuting routes. Under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, bats receive specific legal protection. Natural England's standing advice confirms that where development may affect bat roosting, foraging or commuting habitat, appropriate ecological surveys should be undertaken. The proposal should also be assessed against paragraphs 192-193 of the National Planning Policy Framework. In particular, the planning authority should apply the mitigation hierarchy and ensure that significant biodiversity harm is avoided in the first instance. Where significant harm cannot be avoided, adequately mitigated or compensated for, the

NPPF states that planning permission should be refused.

Highway safety: I also have serious concerns about the suitability and safety of the proposed access onto Henfield Road. The road is already difficult to negotiate because of parked vehicles and the existing restricted conditions. Introducing traffic associated with a development of this scale through the proposed access could create additional risks for pedestrians, cyclists and other road users. The adequacy of the proposed access, visibility, road width, pedestrian safety and the likely increase in traffic should therefore be properly assessed before permission is granted.

Where did you
hear about this
application?

Word of Mouth

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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

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