

From: Planning@horsham.gov.uk
Sent: 22 August 2026 12:46
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 22/08/2026 12:46 PM from [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

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Flst 46 Englefield House Moulsoford Mews Reading

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	The LLFA has identified an existing surface-water flow path which may trigger the Sequential Test. The applicant proposes to alter that flow path using landform changes and an access-road crossing. The Environment Agency has subsequently concluded that the submitted FRA does not adequately assess whether development will increase flood risk elsewhere and does not adequately assess climate-change impacts. It is therefore unclear how the LPA can presently conclude that the surface-water exemption from the Sequential Test has been clearly demonstrated. Can the LPA record in its decision-making whether the Sequential Test is required and, if

it concludes that it is not, identify the evidence on which it considers the relevant surface-water exemption to have been satisfied?

Where did you
hear about this
application?

Public Access

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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