

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 27 September 2026 15:33:23 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 27/09/2026 3:33 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

|          |                        |
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| Address: | Viscount House Cowfold |
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### Comments Details

|                      |                                                                                                                                                                                                           |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Parish Council                                                                                                                                                                                            |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                              |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |
| Comments:            | <b>**Subject: Cowfold Parish Council Objection - Planning Application DC/26/0913 - Outline Application for Approximately 40 Dwellings, Land East of Oaklands, Henfield Road, Cowfold**</b>                |

Dear Sir/Madam,

On behalf of Cowfold Parish Council, I am writing to formally object to planning application \*\*DC/26/0913\*\*, an outline application for approximately 40 dwellings on land east of Oaklands, Henfield Road, Cowfold.

The Parish Council has considered the proposed development in the context of the adopted Cowfold Neighbourhood Plan, the site's location and surroundings, the existing infrastructure and the concerns raised by local evidence. We consider that significant matters relating to the principle of development, flooding and drainage, the adjoining wastewater treatment works, access, landscape impact and the cumulative effect of development in Cowfold require careful consideration.

Our objection is set out below.

#### 1. Conflict with the Cowfold Neighbourhood Plan

The Cowfold Neighbourhood Plan was formally made in October 2025 and forms part of the statutory development plan for the area.

**\*\*Policy 10 - Windfall Housing\*\*** supports small-scale residential development within the defined built-up area boundary, subject to the policy's criteria and other relevant provisions of the Neighbourhood Plan.

The Parish Council considers that the scale and location of this proposal raise significant concerns about its compliance with the adopted Neighbourhood Plan. The Council requests that the application be assessed against the plan's policies and the defined settlement boundary, with particular regard to whether a development of approximately 40 dwellings in this location is consistent with the plan's approach to windfall housing and the protection of the countryside.

The existence of an outline application does not remove the need to establish whether the proposed scale and location are acceptable in principle.

#### 2. Site location and relationship with the settlement

The application site lies on the edge of Cowfold, adjoining the existing settlement and countryside. The Parish Council is concerned that development of this scale would extend the built-up area into the surrounding landscape and could contribute to an undesirable outward expansion of the village.

The Council recognises the need to consider housing provision in

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the context of the wider development plan. However, this does not mean that every site adjoining a settlement is appropriate for development. The suitability of this particular location must be assessed against the adopted Neighbourhood Plan, the site's physical characteristics and its relationship with the existing village.

The Council requests that the planning authority carefully examine the site's relationship to the settlement boundary and the effect of the proposal on the character and form of Cowfold.

### 3. Adjoining Southern Water wastewater treatment works

The Parish Council has significant concerns about the proximity of the proposed housing to the Southern Water wastewater treatment works.

The Council considers that the relationship between the proposed homes and the operational facility requires detailed assessment before the application can be determined.

Potential issues include:

- \* Odour arising from the operation of the wastewater treatment works.
- \* Noise from plant, machinery, vehicles and routine operational activities.
- \* The effect of the proposed housing on the amenity of future residents.
- \* The potential for complaints or restrictions affecting the ongoing operation of the wastewater facility.
- \* Whether appropriate separation, mitigation and design measures can realistically be provided.

The Parish Council is not asserting that unacceptable impacts have already been technically established. Rather, it considers that the proximity of this operational facility creates a material planning consideration which must be properly investigated.

The Council requests that the applicant provide an appropriate assessment of odour and noise, informed by the actual operation and layout of the wastewater treatment works, and that the relevant consultees, including Southern Water and Environmental Health, be consulted.

The planning authority should be satisfied that future residents would have an acceptable standard of amenity and that the development would not unreasonably constrain the lawful operation of the existing wastewater facility.

### 4. Discrepancy in the visual representations

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The Parish Council has concerns about the applicant's promotional aerial image when compared with the actual aerial imagery available to the Council and the detailed site material showing the wastewater infrastructure and sludge tanks in close proximity to the proposed development.

The promotional image does not clearly convey the presence and proximity of this infrastructure. The Council considers that this is a significant contextual feature which should be accurately represented in material used to inform the planning assessment and public understanding of the proposal.

The Parish Council is not making an allegation of deliberate manipulation. However, it requests that the planning authority clarify whether the image forms part of the formal application material, establish whether it has been altered or selectively presented, and ensure that the application is assessed using accurate, unambiguous and representative imagery.

The Council further requests that the applicant provide original, unedited aerial imagery and any relevant explanatory information, so that the relationship between the proposed housing, the wastewater treatment works and the surrounding land can be properly understood.

## 5. Flooding and surface-water drainage

The Parish Council has serious concerns about the potential for flooding and the adequacy of surface-water drainage at the site.

A photograph taken in \*\*January 2026\*\*, supplied to the Council, shows substantial standing water across the proposed development field. The Parish Council also reports that the field experiences flooding annually. The photograph provides evidence of standing water on that particular date; the reported recurring flooding should be considered alongside any further site records, photographs and technical evidence.

This evidence raises questions about the site's capacity to accommodate development and whether a suitable and sustainable drainage strategy can be delivered without increasing flood risk elsewhere.

The Council requests that the planning authority require and scrutinise a robust Flood Risk Assessment and surface-water drainage strategy, including:

- \* An assessment of the site's existing flood conditions, informed by appropriate site-specific evidence.
  - \* Consideration of the January 2026 photograph and the Parish Council's reported experience of recurring flooding.
  - \* Appropriate investigation of ground conditions, infiltration
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potential and seasonal groundwater levels.

- \* Details of how surface water would be managed, including the proposed Sustainable Drainage Systems (SuDS).

- \* An assessment of the effect of the development on neighbouring land, roads, properties and existing drainage infrastructure.

- \* Demonstration that the proposed drainage arrangements can be accommodated within the site and maintained for the lifetime of the development.

The Council is particularly concerned that development should not displace or redirect existing surface water in a way that increases flood risk to neighbouring areas.

The drainage strategy should be based on reliable site-specific evidence and should not rely on assumptions about infiltration or discharge capacity that have not been demonstrated.

## 6. Ground conditions and drainage feasibility

The Parish Council considers that the site's ground conditions require careful investigation, particularly in view of the standing water shown in the January 2026 photograph and the reported annual flooding.

The Council requests that the applicant demonstrate that the ground conditions are suitable for the proposed development and that the proposed drainage measures are technically feasible.

Any assessment should take account of the local geology, groundwater conditions, seasonal variation and the cumulative effects of development and drainage infrastructure in the surrounding area.

The planning authority should be satisfied that the proposed development can be delivered without unacceptable consequences for surface-water management, neighbouring land or the local environment.

## 7. Relationship with SHELAA site SA747

The Parish Council also draws attention to \*\*SHELAA site SA747\*\*, a separate site adjoining the proposed development area. The Council understands that SA747 relates to land south of Eastlands Lane and is approximately 0.6 hectares.

The Council recognises that SA747 is a separate site and that its assessment does not determine the suitability of the current application. Nevertheless, it provides relevant context when considering the wider area and the potential cumulative effects of development.

The Council requests that the planning authority consider the

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relationship between the application site and the adjoining land, including any relevant constraints identified in the Council's evidence and the authority's own site assessments. These considerations should inform the assessment of access, infrastructure, environmental effects and the wider pattern of development around Cowfold.

## 8. Landscape and visual impact

The proposed development would change the character of the site from open land to a residential development of approximately 40 dwellings.

The Parish Council is concerned about the effect on the rural setting of Cowfold, the transition between the village and the countryside, and views from nearby roads and surrounding land.

The Council requests that the application be assessed using accurate landscape and visual evidence, including representative viewpoints and appropriate seasonal considerations. The assessment should consider the proposed development's scale, layout, building heights, boundary treatments, lighting and landscaping.

The Council also requests that any proposed landscaping and screening be assessed realistically, taking account of the time required for planting to establish and the constraints of the site, including the adjoining wastewater treatment works and drainage requirements.

## 9. Highway safety and access

The application includes access details, with other matters reserved. The Parish Council is concerned that the proposed access and the additional traffic generated by approximately 40 dwellings may affect highway safety and the existing road network.

The Council requests that the Highway Authority assess the proposed access, visibility, pedestrian safety and the likely effects of additional traffic on Henfield Road and the surrounding highway network.

The assessment should consider the needs of pedestrians, cyclists, residents and other road users, together with the relationship between the proposed access and existing junctions, footways and routes used by the community.

The Council also requests that the planning authority be satisfied that safe and suitable access can be achieved before granting outline permission.

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## 10. Cumulative impact of development in Cowfold

The Parish Council is concerned about the cumulative effect of this proposal alongside other existing, permitted, proposed or emerging development in and around Cowfold.

The village and its surrounding infrastructure must be considered as a whole. The cumulative effects of additional housing may place further demands on local roads, drainage, wastewater infrastructure, community facilities and other services.

The Council requests that the planning authority consider the proposal in the context of the wider development picture, including relevant committed and emerging development, and assess whether the infrastructure needed to support the additional homes is available or can be provided in a timely and appropriate manner.

This assessment should not be limited to the application site in isolation where wider cumulative effects are relevant.

## 11. Wastewater capacity and infrastructure

In addition to the proximity of the wastewater treatment works, the Parish Council requests confirmation that the existing wastewater infrastructure has sufficient capacity to accommodate the proposed development.

The Council asks that Southern Water be consulted on the capacity of the relevant network and treatment facilities, the need for any upgrades, and the timescales for delivering any necessary works.

The planning authority should be satisfied that the proposed development can be served by adequate wastewater infrastructure and that it would not result in unacceptable effects on existing services or the environment.

## 12. Outline application and deliverability

Although the application is in outline, the Parish Council considers that the matters affecting the fundamental suitability and deliverability of the site must be adequately assessed at this stage.

In particular, the Council requests that the planning authority be satisfied that the site can accommodate the proposed number of dwellings while providing acceptable access, drainage, residential amenity, landscaping and infrastructure provision.

Where technical matters have a bearing on the principle of development or the ability to deliver an acceptable scheme, they

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should not be deferred without sufficient evidence that a satisfactory solution is achievable.

Cowfold Parish Council objects to planning application  
\*\*DC/26/0913\*\*.

The Council's objection is based on concerns regarding the application's relationship with the adopted Cowfold Neighbourhood Plan, the scale and location of the proposed development, the proximity of the Southern Water wastewater treatment works, the accuracy and completeness of the visual representations, evidence of standing water and reported recurring flooding, drainage feasibility, landscape impact, highway safety, wastewater capacity and the cumulative effects of development in Cowfold.

The Council requests that Horsham District Council carefully assess these matters, obtain any necessary additional technical information and consult the relevant statutory bodies before determining the application.

In particular, the Council asks that the application not be determined until the concerns relating to flooding and drainage, the adjoining wastewater treatment works, access and infrastructure have been adequately investigated and the planning authority is satisfied that the proposal is acceptable in principle and capable of being delivered without unacceptable impacts.

For these reasons, Cowfold Parish Council formally objects to the application and requests that planning permission be refused.

Yours faithfully,

**\*\*Cowfold Parish Council\*\***

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Kind regards

**Telephone:**

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