

From: Planning@horsham.gov.uk
Sent: 18 August 2026 11:37
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 18/08/2026 11:36 AM 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:	Willow Tree Cottage Henfield Road Cowfold

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	DC/26/0913 I write to object to the above application I believe it should be refused as the Cowfold Neighbourhood Plan (CNP) has outlined key aims that the application does not support. One of the aims - Create an environment that reduces the impact of traffic and associated pollution focussing on the health of residents and the safety of pedestrian and cyclists. The proposal most certainly does not reduce traffic levels. The proposed entry/exit to the development site is opposite a busy garage forecourt and MOT bay. Vehicle transporters regularly offload new vehicles for the forecourt close to the garage and prospective customers also park close to the garage to view the stock. There has also been concerns raised for the Oaktree opposite the garage, which is growing in the area proposed as the entrance/exit, stating that any work close to the tree and roots

will be likely to kill it.

The A281 has become increasingly busier and is the only route in and out of the village for public transport with no East-West bus service. There are regular disagreements being exchanged by frustrated motorists trying to navigate a series of parked vehicles. Adding a further 40 -80 vehicles exiting and entering at this point would endanger pedestrians, cyclists and motorists.

Another aim - to maintain the village atmosphere and sense of community enhancing the benefits of its rural location and setting in open countryside. Clearly the above application proposes to develop brown belt land for financial gain rather than maintain the rural location.

A third aim - Balance the needs of the community with the available infrastructure. When the CNP was submitted 2 years ago the surgery practice had been unsuccessful in recruiting a new partner. I am not aware that they have been successful since then. The CNP also made mention of a Partridge Green subbranch. This no longer exists! The CofE school and Country Mice nursery serve the village. The school had a good Ofsted report in 2016. The impact of up to 40 additional families can only have a negative outcome without additional improvements. None of which appear in the application.

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

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