

From: Planning@horsham.gov.uk
Sent: 20 August 2026 16:19
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 20/08/2026 4:19 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

Name:	[REDACTED]
Email:	[REDACTED]
Address:	2 South Leas Henfield Road Cowfold Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	1. Drainage and flood risk The site has previously been identified as having low drainage capacity, evidence of groundwater flooding and flood risk. The proposal would significantly increase impermeable surfacing, raising risks of: ● groundwater flooding ● surface water runoff ● downstream flooding ● pressure on existing drainage infrastructure

2. Highways safety

Traffic from this site will cause significant safety issues whilst trying to gain access onto the A281. During the daytime there is a line of vehicles parked along one side of the road, primarily associated with Southern Motor Group. There will be poor sightlines for all traffic involved, increasing the risk of serious accidents along with greater traffic congestion.

3. Infrastructure strain (health and education)

The Neighbourhood Plan evidence identifies existing pressure on both local healthcare provision and St Peter's C of E Primary School.

The addition of approximately 40 dwellings will increase demand further, particularly taking into account all the other planning applications in Cowfold.

4. Development plan conflict

The Cowfold Neighbourhood Plan forms part of the statutory development plan. Policies 9 and 10 restrict residential development to within the built-up area of Cowfold, except in very limited circumstances. The application site lies outside this boundary and therefore represents unjustified encroachment into open countryside.

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

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