

**From:** Planning@horsham.gov.uk  
**Sent:** 12 August 2026 15:50  
**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 12/08/2026 3:49 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: | 24 Holm Oaks Cowfold |

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Commenter Type:      | Member of the Public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Reasons for comment: | - Highway Access and Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Comments:            | <p>I strongly oppose this site for the development of 40 houses for three main reasons. The first is that last year we had the opportunity to vote for our village development plan which had 2 proposed developments on it which I personally voted for however, this was not one of them. The process to engage public opinion when looking at potential housing sites seem like a complete waste of time and effort if they are to be ignored.</p> <p>The second reason is the accessibility to the site between South Leas and the existing bungalow. This is an extremely narrow area for the huge amounts of construction traffic that this development will create. That particular area of the A281 in Cowfold is already extremely hazardous to negotiate in a car due to many parked vehicles along the road. These are associated not only with residents but also customers at The Hare and Hounds Pub, Southern Motor Group and Clarkes Plant Hire. Comments on other planning applications have also pointed out the dangers the extra construction traffic will create and</p> |

point out the difficulties of access into and out of Eastlands Lane due to visibility issues. I have learnt today that another planning application has also been submitted the other side of the road with access expected to the North of Southern Motors Group forecourt. If all applications were approved it would create absolute chaos in that area of the village. The third (and last) major issue in this area is the flooding risk. I have read the Flooding Risk Assessment and would suggest that this has mainly been produced using data modelling and very little 'eyes on' study! Cowfold stream floods every single winter and as a regular walker in the area, I find many of the footpaths are inaccessible due to being flooded.

To be fair, I have not walked that particular field as there are no footpaths however, I am attaching some photos I took in January from Eastlands Lane looking towards the area for development; I think you will agree, it's wet!

For these reasons, I would question the suitability of this area.

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|--------------------------------------------|--------------|
| Where did you hear about this application? | Social Media |
|--------------------------------------------|--------------|

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Kind regards

Telephone:  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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