

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 September 2026 11:38:09 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0934
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 03/09/2026 11:38 AM.

Application Summary

Address:	Watermead Henfield Road Cowfold Horsham West Sussex RH13 8DT
Proposal:	Demolition of existing vacant storage buildings and erection of 9no. residential units, provision of open space and retention of pond.
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address:	Green Leas Henfield Road Cowfold
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Privacy Light and Noise
Comments:	General Disruption and Access Issues during Construction The plan does not include any description of how the works would be managed to minimise noise, dirt and pollution, or the general

disruption and access issues for existing residents over what would be an extensive period of construction. Nor does it include provision for off-road parking of construction workers' vehicles and site amenities. It would not be acceptable to park on the A281 or on the access road itself.

During the initial site clearance for the Summer Meadows development, waste was being burnt on-site. This spread noxious fumes and odour over our property. Fortunately, the contractor agreed to stop this practice and to move waste off-site for disposal.

Please confirm that appropriate provisions will be included in the plans and will be made a firm condition for approval if granted.

Eastern Boundary Landscaping and Fencing

The eastern boundary of Watermead is currently marked by a chain-link fence. This was erected some years ago by Mr Barrow while his business was still active. It replaced a wooden lapboard fence that had fallen into disrepair and immediately reduced our privacy to the extent that we had to erect a boarded fence, at our own cost, inside our property. The gap between the two fences has since become a source of bramble growth extending into our property which we have to periodically remove.

Please confirm that the boundary fence will be at least 2m high and will be of robust lapboard (or similar) construction for privacy. Please also confirm that Horsham District Council will be responsible for maintenance of all relevant landscaping and boundary fencing once the development is complete.

Impact on the junction with A281.

During the approval process for the Summer Meadows development, I raise the issue of the narrowness and site-lines at the junction with the A281, as well as the lack of provision for pedestrian access. This issue was rejected by the planning committee at the time on what I still consider to be invalid grounds.

The entrance is extremely narrow, making it very difficult for two ordinary cars to pass in opposite directions, and actually impossible for a car and a larger vehicle such as a van or a lorry. The problem is made worse due to parked vehicles (often large vans from the SMG business on working days) on both sides of the A281 and sometimes on both sides of the junction itself, making it difficult and dangerous for traffic entering the A281 from the access road and from Eastlands Lane opposite the junction (it is in effect a cross-roads layout). The determination that the site lines at the junction are acceptable is based on the absence of parked vehicles which is not the case during working hours. I approached the Parish Council on this issue, and I understand that serious consideration was given at the time to put double-yellow lines on the A281 to restrict parking. I believe that the SMG business was approached, and they took measures to improve

their on-road parking practices. This seemed to relieve the situation for a while and the yellow-line provision was deferred, however the problem has returned over recent months and has been exacerbated by vehicles parked on the opposite side of the A281 in front of the Hare and Hounds pub. Please include a provision for double-yellow lines on both sides of the A281 at the junction to restrict such parking to ensure adequate site lines are maintained.

Pedestrian Traffic on the Access Road

I note that the plans have been amended as a result of comments by the Council to include footpaths in the development (as was the case with the Sumer Meadows development). However, no consideration is given to pedestrian movements on the access road itself.

It is inevitable that some of the properties will be occupied by families with young people, and possibly elderly or infirm individuals needing to walk up to the centre of the village to use amenities such as the surgery, St Peters School, the Coop mini-market, the church, the village hall and the playing fields. This has certainly been the case with the Summer Meadows development with daily movement of families with young children and dog walkers.

Again this issue was raised against the Summer Meadows development but was rejected by the planning committee at the time. I'm not clear on what grounds. I assume it was because the narrow entrance puts it in 'too-difficult' category. Serious consideration should be given to this question simply on the grounds of public safety.

Possible Presence of Asbestos

Please confirm that the buildings to be demolished have been surveyed for the presence of asbestos, and that if found, appropriate provisions for its safe removal have been, or will be, included as a condition for approval.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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