

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 September 2026 20:53:07 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 01/09/2026 8:53 PM.

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:	Burrstone Cottage Henfield Road Cowfold
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to object formally to planning application DC/26/0934. As the resident of Burrstone Cottage, Henfield Road by property sits directly adjacent to/in front of the proposed site, fronting the A281. I will be directly impacted by the development layout,

particularly the placement of the two two-storey chalet style bungalows (Plots 9 & 8) closest to my boundary.

I strongly request that Horsham District Council refuse this application based on the following objections 1 - 5 below.

I also believe this proposal falls outside the Neighbourhood Plan which has already agreed new housing provision in the village and which has been supported by the majority of residents.

1. Severe Risk of Localised Flooding and Surface Water Runoff

The proposed site already suffers from poor drainage. During periods of heavy rainfall, significant volumes of water actively run off this land directly onto my property. The proposed site already consists of heavy clay soil, with limited capacity to absorb water, adding impermeable concrete foundations, driveways and roofs will severely exacerbate this existing issue. Increasing the flood risk to my property and the surrounding properties.

2. Increased Highway Hazard on the A281 Henfield Road

The access point for this 9 dwelling development connects directly onto the A281, a major route know for carrying high volumes of traffic. Introducing further multiple residential units will directly increase vehicle turning movements and the level of traffic on this already busy road. This represents a concerning highway safety hazard.

3. Overlooking, Loss of Privacy and Amenity

The inclusion of two two-storey bungalows positioned in close proximity to my boundary will result in direct overlooking into my private residential space and garden. My property has already been subject to a previous development (Dc/21/2584) which substantially reduced my original privacy and outlook. To permit two further two-story bungalows so close to my remaining boundary would result in an unacceptable cumulate loss of residential amenity, completely enclosing my property and leaving me with zero unaffected boundary lines.

4. Loss of Daylight, Sunlight and Visual Intrusion

Due to the scale and proximity of these two-storey buildings, the development will cause significant reduction in natural light to my home and garden. This will result in a severe sense of enclosure, dominating the outlook from my primary living spaces.

5. Destruction of Wildlife Habitat, Trees and Biodiversity

The application site consists of a plot containing mature trees, hedgerows and a natural pond. This habitat functions as a crucial wildlife corridor supporting local biodiversity. I believe this development proposal will not adequately protect this habitat. Causing increased disturbance to wildlife, deterioration of the woodland habitat, changes to drainage and water levels and damage to roots.

Conclusion

The proposed scheme poses a real flood risk to existing properties, a safety hazard to users of the A281, a threat to local wildlife and an overwhelming impact on my privacy and amenity. I strongly urge the planning committee to reject this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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