West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date:10 November 2026

FAO: Alice Johnson

From: WSCC - Highways Authority

LPA Reference: DC/26/0913

Location: 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.

Additional information received on 27th October 2026.

Date of Site Visit: 26/9/2025

Recommendation: No Objection / Advice

Additional information has been provided to support the application. WSCC have previously responded stating no objection subject to S106 and conditions.

The revised information indicates the removal of an oak tree to the north of the site access within the highway boundary and is detailed within several plans including proposed site layout plan, opportunity and constraints and the arbricultoral tree protection plan.
It is noted that the access drawing previously provided has not been updated to indicate the removal of the tree, It is advised that one of the plans showing the trees removal is included within the approved drawings secured by condition, if this is not possible due to the outline nature of the application then the access drawing should be updated to reflect the trees removal.

Stephen Gee
West Sussex County Council – Planning Services (Highways)