

From: Planning@horsham.gov.uk
Sent: 14 September 2026 14:40
To: Planning
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 14/09/2026 2:40 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:	3 South Leas 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 - Overdevelopment - Privacy Light and Noise
Comments:	██████████ 3 South Leas Henfield Road Cowfold RH13 8GZ Telephone ██████████ Dear Sir PLANNING OBJECTION - CUMULATIVE HIGHWAY IMPACT Applications DC/26/0472, DC/26/0913 and DC/26/0934 Cowfold - Eastlands Lane / Henfield Road / A281 I wish to object to the highway implications of applications DC/26/0472, DC/26/0913 and DC/26/0934, particularly the cumulative effect of these developments on Eastlands Lane, Henfield Road and the A281. Taken together, these three applications represent approximately 58 additional dwellings. The highway implications should therefore be considered cumulatively rather than each application being assessed in isolation. 1. Cumulative impact of approximately 58 dwellings

DC/26/0472 proposes 9 dwellings, DC/26/0913 approximately 40 dwellings and DC/26/0934 a further 9 dwellings.

The combined effect is potentially approximately 58 new dwellings generating additional vehicle movements in the same area of Cowfold.

The resulting traffic will place additional pressure on the local highway network and, ultimately, the A281.

The Council should therefore require a cumulative assessment of all three schemes before determining the applications or, in the case of DC/26/0472, before the appeal is determined.

2. Eastlands Lane is already identified as a highway constraint

This is not a theoretical concern.

Horsham District Council's own site assessment identifies the constraints associated with development around Eastlands Lane.

For Land South of Eastlands Lane (SA747), the Council recorded that Eastlands Lane is a narrow private lane and Public Right of Way joining the A281 and that development would require widening of the track. The Council specifically recorded uncertainty as to whether this could be achieved.

For Land East of Eastlands Lane (SA791), the Council similarly recorded that substantial improvements to road access would be necessary and that it was unclear whether these improvements were achievable.

These findings are directly relevant to consideration of further development affecting the Eastlands Lane/A281 corridor.

3. The A281 must not be treated as having unlimited capacity

The additional traffic generated by these developments will ultimately enter the existing highway network.

The assessment should therefore establish whether the A281 can safely accommodate the combined traffic generated by these schemes, together with existing traffic and other committed development in Cowfold.

It is insufficient to demonstrate that each individual development can theoretically operate in isolation.

The Council must consider the combined traffic flows and junction movements.

4. Access arrangements must be assessed together

The Council and Highway Authority should identify precisely:

- where the DC/26/0472 access connects to Eastlands Lane;
- where Eastlands Lane connects with the A281;
- where the DC/26/0913 access connects to the highway;
- where the DC/26/0934 access connects to Henfield Road/A281;
- the distance between the relevant junctions;
- the available visibility at each junction;
- existing traffic speeds;
- existing queues;
- and the interaction between vehicles using the different accesses.

If the developments rely upon the same section of highway to reach the A281, the cumulative assessment becomes particularly important.

5. Visibility and road geometry

The topography and geometry of the roads in this area require careful examination.

The Highway Authority should verify the visibility splays using actual measured vehicle speeds and appropriate stopping-sight-distance standards.

The assessment should not rely simply on theoretical measurements taken from plans.

Particular attention should be given to vehicles emerging from Eastlands Lane onto the A281 and vehicles turning into or out of the development accesses.

6. Existing narrow Eastlands Lane

Eastlands Lane is identified in the Council's own evidence as a narrow private lane.

The introduction of additional residential traffic raises obvious questions about:

- two-way vehicle movements;
- passing opportunities;
- pedestrian safety;
- cyclist safety;
- delivery vehicles;
- refuse collection;
- emergency access;
- construction traffic;
- and the ability of vehicles to reach the A281 without conflict.

These matters should be demonstrated rather than assumed.

7. DC/26/0472 is particularly important

DC/26/0472 is not simply another future proposal.

The application for 9 dwellings at Land North of Eastlands Lane has already been refused by Horsham District Council and is now subject to appeal 6011338. (Cowfold Parish Council)

The highway evidence and reasons for refusal associated with that application are therefore highly material to consideration of further development in the same Eastlands Lane/A281 area.

The Council should ensure that the issues raised in the DC/26/0472 decision and appeal are not overlooked when assessing DC/26/0913 and DC/26/0934.

8. Cumulative development

The Council should assess the three applications alongside other housing already permitted, under construction, allocated or proposed in Cowfold.

The relevant question is not:

"Can 9, 9 or 40 dwellings individually be accommodated?"

It is:

"Can the existing highway network, Eastlands Lane, Henfield Road and the A281 safely accommodate the cumulative traffic generated by these developments together with existing and committed development?"

That is the appropriate planning and highway question.

9. Request for a cumulative highway assessment

I therefore request that Horsham District Council and West Sussex County Council require a cumulative assessment covering:

1. DC/26/0472 - 9 dwellings;
 2. DC/26/0913 - approximately 40 dwellings;
 3. DC/26/0934 - 9 dwellings;
 4. all existing permitted development in the vicinity;
 5. committed development;
 6. traffic generated during construction;
 7. peak-hour traffic;
 8. visibility at all relevant junctions;
 9. interaction between Eastlands Lane and the A281;
 10. pedestrian and cyclist safety;
 11. refuse and emergency vehicle access; and
 12. cumulative traffic flows and junction capacity on the A281.
10. Conclusion

There is clear evidence within Horsham District Council's own planning work that Eastlands Lane and its connection with the A281 present recognised access and highway constraints. The Council has previously recorded that Eastlands Lane is narrow, that it joins the A281 and that development would require highway improvements whose feasibility was uncertain. Against that background, it would be inappropriate to assess approximately 58 additional dwellings through three separate applications without a comprehensive cumulative assessment of the highway consequences.

I therefore respectfully request that:

DC/26/0913 and DC/26/0934 are refused, or at minimum not determined until the cumulative highway implications have been fully assessed.

I also request that the evidence relating to DC/26/0472 and appeal 6011338 is expressly taken into account when assessing the two live applications.

The central issue is whether the Eastlands Lane/Henfield Road/A281 highway network can safely accommodate the cumulative development proposed in this part of Cowfold. In my view, this has not yet been satisfactorily demonstrated.

[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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