
From: Planning@horsham.gov.uk
Sent: 17 August 2026 11:50
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 17/08/2026 11:49 AM [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

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Address:	Old Inn Lodge Brockham Green Betchworth

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I wish to object to this application on the following grounds : - Development outside the built - up area. The proposed development lies outside the designated built up area of Cowfold. There are sites within the built up area that remain undeveloped, including sites where previous development proposals have not progressed. I therefore question the justification for development of this scale outside the established settlement boundary while development opportunities within it remain available. Highway safety and access. I have serious concerns about the proposed access onto Henfield Road.

The access is positioned just after traffic enters the 30 mph limit from the unrestricted section of Henfield Road. At peak times, traffic already queues along this stretch. Additional turning movements from approximately 40 homes could cause queues to extend back into the unrestricted section, where approaching vehicles may be travelling at significantly higher speeds.

This risk should be assessed under realistic peak - hour conditions, taking account of existing congestion, vehicles waiting to turn into the development and vehicles waiting to turn right out of it, and existing lawful on-street parking.

Visibility is also a significant concern, including larger vehicles, that legally park along Henfield Road and can substantially restrict sight lines. The safety of the access should therefore be demonstrated under the actual conditions in which it will operate, rather than relying on visibility splays that assume an unobstructed carriageway.

The proposed access would also sit opposite and between the entrance and exit of a commercial van garage, creating multiple conflicting vehicle movements within a very short section of the road.

Large vehicle transporters also regularly stop outside the garage to unload vehicles, significantly obstructing the carriageway and at times effectively reducing this section of road to a single usable lane. This further restricts visibility and causes vehicles to wait or negotiate around the obstruction. The safety and capacity of the proposed access should be assessed under these actual operating conditions, particularly during peak periods.

The access itself is steep and must continue to provide access to Oaklands, an existing bungalow that is not part of the development. This places a physical constraint on how the access can be regraded and raises further questions about its suitability for the volume and types of traffic associated with approximately 40 homes.

Impact on Oaklands.

The proposed access would run within only a few metres of the front of Oaklands. Turning this into the principal roadway for approximately 40 homes would introduce a substantial and permanent increase in traffic immediately alongside the property, including residents, visitors, deliveries, refuse collections and service vehicles.

The resulting traffic noise, headlights, exhaust emissions and general disturbance, particularly during early mornings and evenings, should be properly assessed for their impact on the residential amenity of Oaklands.

Construction traffic using this same constrained access would also create significant noise, emissions and disturbance immediately adjacent to the property.

Conclusion

Taken together, I believe these issues raise serious concerns about both the suitability of this location for development and, particularly, the safety and suitability of the proposed access.

As access is being determined as part of this outline application, I ask the Council to fully consider these existing real-world conditions and their cumulative effect, and to refuse the application.

Where did you hear about this application?

Posted Letter from Local Authority

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton