

[REDACTED]

Sent: 01 February 2026 11:21
To: Planning
Subject: Planning application: DC/25/2079

Categories: Comments Received

To whom it may concern

I would like to raise this objection anonymously.

Planning application: DC/25/2079

Site: Cotlands Paddock, Horsham Road, Cowfold, West Sussex RH13 8AH

Proposal: Stationing of 4 static caravans for (Gypsy and Traveller) residential purposes and associated day rooms

To:

Development Management, Horsham District Council

From:

[REDACTED]

Date:

01/02/2026

Decision route shown:

Expected delegated decision

Neighbour consultation expiry:

05 Feb 2026

Determination deadline:

10 Mar 2026

Summary

I object to planning application DC/25/2079 and request that planning permission is refused. My objection is based solely on material planning considerations and the adopted policy framework. The proposal fails to demonstrate compliance with key development plan tests relevant to traveller accommodation and development in the countryside, and it is supported by insufficient information on several fundamental matters (highways/access, drainage/foul water, landscape/visual impacts, lighting, and operational servicing). The Council therefore cannot robustly conclude that the development would be acceptable.

Policy framework and decision-making basis

The application must be assessed against the adopted development plan and other material considerations. The principal adopted policies that appear directly relevant include (non-exhaustive): Horsham District Planning Framework (HDPF): Policy 23 (Gypsy and Traveller accommodation), Policy 26 (Countryside Protection), Policy 38 (Flooding), Policy 37 (Sustainable Construction). Cowfold Neighbourhood Plan: Policy 1 (Groundwater and Surface-water Flood Risk).

Grounds of objection (policy-led)

Ground A — Principle of development in the countryside (HDPF Policy 26)

The HDPF sets a strong policy test for development in the countryside under Policy 26, including protecting countryside character and avoiding unjustified intensification of activity. At this stage, the information available on the public register does not demonstrate that the scale and intensity of the proposed residential use (4 static caravans plus day rooms, with associated movements/servicing) can be accommodated without unacceptable impact on rural character, particularly in the absence of a clear landscape/visual evidence base (see Ground D and Section 4). Request: Refuse planning permission due to conflict with the countryside protection approach in HDPF Policy 26.

Ground B — Failure to demonstrate safe and suitable access (HDPF Policy 23)
HDPF Policy 23 requires that a Gypsy and Traveller site has safe and convenient vehicular and pedestrian access and does not create a significant hazard for road users. The document register lists a highways consultee response, but the register does not clearly identify the typical supporting technical evidence expected to demonstrate compliance (e.g., Transport Statement, visibility splays, speed evidence, swept-path analysis, pedestrian accessibility assessment).

Request: Refuse permission because the applicant has not demonstrated compliance with the access/safety requirements under HDPF Policy 23.

Ground C — Drainage, foul drainage, and flood risk evidence is inadequate (HDPF Policy 38 + Cowfold NP Policy 1)
Cowfold Policy 1 requires proposals to manage surface water and groundwater flood risk using sustainable drainage and to locate development in the lowest flood risk areas. HDPF Policy 38 requires assessment of all forms of flooding and appropriate use of SuDS, supported by evidence where relevant.

From the Council's document register snapshot, there is no clearly identifiable Flood Risk Assessment, detailed drainage/SuDS design (including infiltration testing, exceedance routing, and maintenance arrangements), or clear foul drainage solution (mains connection or package treatment details including lawful discharge route/consents).

Request: Refuse permission because the application fails to demonstrate that drainage and flood risk impacts are acceptable and policy-compliant (HDPF Policy 38 and Cowfold Policy 1).

Ground D — Landscape/visual and lighting impacts not evidenced (HDPF Policy 23 and local objectives)
HDPF Policy 23 requires that the proposal should not have unacceptable impacts on the landscape or the amenities of nearby residents and should be sensitively designed with appropriate mitigation. The public register does not clearly show a dedicated landscape/visual assessment (or similar appraisal) or a lighting plan/specification (heights, lumens, beam control, timers/sensors).

Request: Refuse permission (or at minimum do not determine) until robust landscape/visual and lighting evidence is provided and demonstrates policy compliance.

Ground E — "Properly serviced" test not demonstrated (waste/refuse, foul drainage, practical operation)
HDPF Policy 23 requires that sites can be properly serviced and have adequate space for practical operation. HDPF Policy 37 includes expectations for appropriate refuse/recycling storage as part of sustainable design.

From the register, it is unclear whether there is a workable refuse storage/collection plan and whether large vehicle access/turning is demonstrated.

Request: Refuse permission due to failure to demonstrate compliance with servicing/layout requirements under HDPF Policies 23 and 37.

Insufficient information to conclude policy compliance

In addition to the substantive policy conflicts above, the application record indicates potential absence (or at least a lack of clarity) regarding key evidence normally required to demonstrate compliance with the adopted policy tests, including:

Transport/access: Transport Statement; visibility splays; speed evidence; swept paths; pedestrian safety/accessibility assessment.

Drainage/flood risk/foul drainage: FRA (if applicable); drainage/SuDS calculations; infiltration testing; exceedance routing; maintenance plan; foul drainage design and lawful discharge route/consents.

Landscape/lighting: landscape/visual appraisal; lighting plan/specification.

Operational servicing: refuse storage/collection plan and servicing arrangements.

Given the policy sensitivity of traveller proposals (Policy 23) and countryside locations (Policy 26), the Council should not assume compliance without clear evidence.

Delegated decision and request for appropriate decision route

The case summary shows an expected delegated decision route.

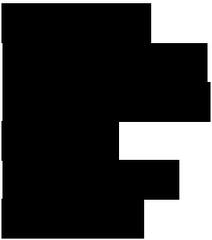
The adopted Statement of Community Involvement describes circumstances in which applications may be referred to committee (including where eight or more separate households make representations raising material planning considerations within the consultation period, and/or where the decision would involve a significant policy conflict).

Given the policy issues identified above and the number of representations listed on the register, I request the Council ensures the decision route is appropriate and consistent with its published procedures.

Conclusion

For the reasons above, I request that planning permission for DC/25/2079 is refused due to conflict with the development plan and because the application does not provide adequate evidence to demonstrate compliance with key adopted policy tests.

Yours faithfully,

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