

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 January 2026 18:19:56 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2079
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 21/01/2026 6:19 PM.

Application Summary

Address:	Cotlands Paddock Horsham Road Cowfold West Sussex RH13 8AH
Proposal:	Use of land for the stationing of 4no. static caravans for (Gypsy and Traveller) residential purposes and associated day rooms.
Case Officer:	Shazia Penne

[Click for further information](#)

Customer Details

Address:	8 St Peter's Close Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>I object to planning application DC/25/2079 on the following material planning grounds.</p> <p>Unsustainable location outside the settlement boundary The site lies outside the defined Cowfold settlement boundary and</p>

is located within open countryside. The proposal does not relate well to the existing settlement pattern and conflicts with countryside protection and sustainability objectives.

Highway and pedestrian safety concerns

Access is taken from the A281, which is a fast rural road with limited visibility in places. While a bus stop exists nearby, it is located on a bend with no pavement or safe waiting area. There is no safe pedestrian access to village services. This raises significant highway and pedestrian safety concerns, particularly for children.

Reliance on private vehicles

Due to the lack of safe pedestrian routes and practical public transport access, occupiers would be largely reliant on private vehicles for schools, healthcare and day to day needs. This represents an unsustainable form of development in open countryside.

Landscape and visual harm

The site is open and visually exposed and is visible from the A281, from Homelands Nursing Home and from elevated viewpoints north of Cowfold including Brook Hill. The introduction of static caravans, hardstanding, access tracks, day rooms and domestic activity would result in unacceptable visual intrusion and urbanising features in a rural landscape.

Cumulative impact

There are existing Gypsy and Traveller sites in nearby villages. The addition of this site would contribute to cumulative harm and clustering rather than an appropriately distributed approach across the district.

Relevant planning precedent

A comparable proposal at Land East of Kent Street, Wineham was refused and dismissed on appeal. In that decision, the Planning Inspector concluded that harm to countryside character and openness outweighed unmet traveller need and that landscaping and conditions would not overcome the harm. Similar issues arise in this case.

For these reasons, the proposal conflicts with planning policy relating to countryside protection, highway safety, sustainability and landscape character and should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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