

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 25 January 2026 17:28:20 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 25/01/2026 5:28 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:	Coopers Farm Bolney Rd Cowfold
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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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	I object to this application on the following grounds:  General Observations

The application would appear to be part of a blanket of applications across the district, made without due concern to the specific location. A number of potential traveller sites have recently been identified, so the number of traveller sites still required to meet the District's needs may now be far less than the applicant suggests.

The HDC Plan and the Cowfold Neighbourhood Plan support places to live which support the idea of Sustainability & Access. The focus should be on creating sustainable, accessible sites.

From the Cowfold Neighbourhood Plan:

- Aim 2: ii. "CPC supports developments that are within easy walking distance, ideally less than 500m, from the main village facilities to promote pedestrian access rather than vehicular."

They are also supportive of developments which are suited to the area in which they are to be located.

Horsham District Council's "Assessment of Potential Sites for Gypsies, Travellers and Travelling Showpeople - Site Proforma 2020" says regarding potential sites: "typically this may contain a building, parking space and one or more caravans with sufficient space to enable the easy manoeuvrability of caravans up to 20 metres in length. The site must be accessible by vehicles and be served, or be capable of being served, with water, electricity, drainage and sanitation."

This location does not meet these requirements and is totally unsuitable:

Sustainability and access:

The site is on an extremely dangerous blind bend, where on turning on or off the A281 the visibility at that point is extremely poor to either side, not just from the access to the site but the turning to Homeland Nursing home opposite as well. This is reflected in the high number of accidents which occur on the stretch of the A281 between Cowfold and Picts Lane, and specifically at this bend.

The idea of a caravan 20m in length trying to turn in or out of the site is an accident waiting to happen.

The location does not support the aims of sustainability as there are no facilities of any kind accessible on foot. The road is busy and dangerous and walking along it is completely unsafe, even by day. At night there is no lighting. There is an hourly bus, but this is unlikely to prevent the need to drive on and off the site.

Rural location:

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Even though directly off a busy main road, the location is still very rural and such a development is totally inappropriate to the countryside location and not in keeping with its surroundings, despite the presumed intention to convert the stable block and barn for which permission has already been granted. The static caravans will be highly visible from the road and from the PRow and surrounding countryside. The degree of hardship would exacerbate this impact. This is an inappropriate development of this site.

The proposal is totally out of character with other properties in this rural area, and it will stand out, and not be sympathetic to its surroundings.

The site has already become a dumping ground by the current owners, for the waste they appear to be collecting. This is already an Environmental Health issue and unknown waste could potentially leak into the stream. If this is how they treat our beautiful countryside with a complete disregard for the environment and the law, we can only expect this to continue if this site is approved.

Flood risk:

The site is close to a stream, and while the official DEFRA flood maps do not recognise the site officially as prone to flooding, a recently published document by the EA has revised their previous flood risks assessment by 43% recognising that official data is out-of-date, especially in the Southeast, They predict that this will escalate further due to climate change and advise not to build near rivers/streams.

The Cowfold Neighbourhood Plan supports developments in areas of least flood risk.

The proximity of this site to a water course increases its risk of future flooding, and risks contamination of the water both during and after construction

Enhancing the community:

Paragraph 83 of NPPF: "housing should be located to enhance the vitality of rural communities."

The Cowfold Neighbourhood plan will "Maintain and grow the sense of Community by supporting sympathetic integrated development, consistent with local housing need enabling residents to remain in the parish throughout their lifetime"

This does not enhance the local community; it increases the stresses on it. It is separate from the community in a relatively isolated location. In no way does it support local services or

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needs. Instead, it exacerbates pressures on medical services and school places. It is not creating provision for existing residents to "remain in the parish throughout their lifetime".

#### Ecological Impact:

Although not a priority habitat or officially designated, the surrounding area is rich in wildlife and known locally as an important habitat and wildlife corridor. And see below.

#### Relevance of DC/25/0054, consented April 2025:

There are two grade 2 listed buildings adjacent to the site: Cotlands and West Cotlands opposite. Impacts visually on the character of these properties, particularly Cotlands, will be significant and very different from a stable block and barn.

Ecological impacts of a stable block were not considered to be significant, even though the existing stable has roosting bats and the surrounding woods and hedgerows are excellent habitats for numerous other species. Whilst the proposed stables and barn may not have been deemed a noise disturbance to wildlife and neighbouring properties, the same is not true for use as a traveller site, as evidenced by the noise complaints from the now removed Kent Street site. Also, the evening and night time disturbance and lighting is likely to be far worse.

The newly consented stable block is vast at 28.6x6.6 x 4.5m and the barn is 11x6.1 x 6.45m. They have not yet been built. This would seem to me to be a ploy to ease the way into change of use to "associated dayrooms" and facilities, as permission for stabling etc is easier to get. Comments were made at the time of the stable application about the sheer size of it, but it was for some reason deemed acceptable for a stable block. However, planning permission for the one should not be permitted to ease the way for more significant development which will result in harmful encroachment into undeveloped countryside.

We should not be allowing such cynical manipulation of the planning system.

It is also of note that the permission for the stable and barn was dependent on the removal the invasive laurel hedge which had been planted. This has not yet been done.

Please refuse this unsuitable development.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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