

From: Planning@horsham.gov.uk
Sent: 28 January 2026 21:11
To: Planning
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 28/01/2026 9:10 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:	4 Acorn Avenue 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">- Highway Access and Parking- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>I object to this application because it conflicts with multiple Horsham District Council planning policies and would cause serious harm that outweighs any benefit.</p>

Highway safety is the biggest concern. The site is on a 60mph A road on a blind bend and incline, opposite a busy nursing home and near several other properties using farm and residential vehicles. There have already been numerous accidents here, including fatalities. Vehicles approaching from the north cannot see the access in time, and vehicles leaving, especially caravans, would have very poor visibility. The proposal could create up to 240 vehicle movements per day at an already dangerous location. There is no pavement and I understand local bus stops are already under safety review.

Drainage and water pollution risks have not been properly addressed. The land slopes toward the Cowfold stream, which feeds a pond and flows through the village. The application does

not clearly show where drainage will go or whether the waste system can cope with the number of occupants.

The development would harm the countryside and nearby heritage assets. It would change the character of this rural greenfield site, be visible from public footpaths, and affect four heritage properties, including Brook Place (Grade II*) and Littlebrook (Grade II).

Ecology has not been properly assessed. Protected species likely present include Great Crested Newts, bats, [REDACTED], dormice, and birds of prey have been found in the area. No adequate impact surveys are provided.

The proposal conflicts with development principles. It is not an efficient use of land, does not respect the character of the area, and would set a precedent for further expansion. The access was only intended for occasional agricultural use, not residential traffic.

Information in the application is inaccurate or missing. The stable block has moved from its approved location, day room sizes are not given, heritage assets are under-reported, and there is no evidence of mains water connection. Fire and Rescue access has not been addressed.

Need does not justify this location. This is a very small site that would not meaningfully meet identified need and is in the wrong place given the level of harm.

Overall, the proposal causes significant and demonstrable harm in terms of road safety, landscape, heritage, ecology, and water quality. These impacts clearly outweigh any limited benefit, and planning permission should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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