

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 January 2026 21:32:57 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 28/01/2026 9:32 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:	Barleycroft Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Reasons for turning down planning application at Cotland Paddock, Horsham Road, Cowfold, RH13 8AH It goes against existing policies. HDC planning framework policies Policy 23

Strategic Policy: Gypsy and Traveller Accommodation

1b. The site is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users; This greenfield site is on a main A road with a 60mph speed limit opposite access to a nursing home (staff vehicles, deliveries and visitors all coming and going) and 5 other properties including farm machinery on a blind corner with incline, where there have been many accidents including three fatalities. There is no pavement and bus stops are under review due to questions about viability due to safety concerns. Homelands Nursing Home had a previous application refused due to unsafe access. Many of the visitors to Homelands are elderly with lower reaction speeds.

Vehicles coming from north cannot see proposed access till almost on it due to rise in road. Vehicles leaving proposed access (Inc large touring caravans) cannot see to the right. It will greatly increase the number of vehicles using this dangerous bit of road as the number of daily uses from the proposed site could be as many as 240.

When approaching in a car/large touring caravan from the south, anyone turning into the proposed site will cause cars to suddenly brake as this is a blind bend.

1c. "The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal."

Don't think this has been adequately assessed. They talk about a soakaway into a drainage field, but don't indicate which field, possibly not theirs. The fields here are on a slope down to the Cowfold stream, which then goes into a privately owned pond before heading towards Cowfold, where local children play in it in the summer. They do not state how many people the waste system will be able to deal with .

1e. "The development not will have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings."

This will have a direct impact on the character and appearance of the landscape, especially when viewed from the adjoining footpath and will directly affect the 4 heritage neighbouring properties. - the cumulative heritage impact is unacceptable. (Brook Place Grade II* and Littlebrook Grade II not mentioned in application)

Strategic Policy: Environmental Protection

3. "Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;"

This could contaminate the local stream which runs down to Cowfold.

7. "Ensure that the cumulative impact of all relevant committed developments is appropriately assessed"

There is already planning approved for 35 houses between here and the edge of Cowfold.

Policy 33

Development Principles

"In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;"

Not efficient use of agricultural land. Why not use existing static home sites off Kent street, Honeybridge Lane or Barns Green.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

