

From: Planning@horsham.gov.uk
Sent: 05 February 2026 11:11
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 05/02/2026 11:11 AM.

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:	37 Barleycroft Cowfold
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I appreciate the need to provide safe sites for traveller and gypsy families and the need for it to be done in a considered and thoughtful way.

I am objecting to the planning application at Cotland Paddock, Horsham Road, Cowfold RH13 8AH for the reasons whereby it goes against existing policies:

policy 23 - 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;

The site under consideration is on a highly dangerous stretch of the A281. The speed along there is 60mph. Traffic coming from the north do not have a clear sight line for the entrance before they are almost upon it due to the rise in the road and the trees owned by a private landowner. Traffic coming from the south are equally badly affected as there is a blind bend.

The number of daily use vehicles could rise to as many as 240 and will greatly increase the number of vehicles, both commercial and private, using that stretch of road. Taking into consideration that there will be vehicles entering and exiting the site with trailers and large residential caravans, it will put both residents of the site and vehicles travelling along the A281 at risk of injury or even death at that point. There have been a number of dreadful accidents along that stretch in recent years, including three fatalities.

There is no pavement there and at present the bus stops on both sides of the road are request stops. These are both under review due to very real safety concerns that is impacting on the viability of the two stops. Homelands have had a previous application turned down due to the safety concerns caused by the lack of clear sight lines at that stretch of road. Where the entrance is situated is on a greenfield site but has infrequent use.

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

It does not appear that this has been fully and properly assessed adequately. They have not shown which field the soakaway will be situated. If it is not their field, then they cannot assume they will get the permission to site it on a neighbour's field. They have not stated how many people the waste system will be required to service. The fields that border the A281 at that point slope away from the road down to the Cowfold Stream. Therefore should waste effluent not be properly managed it has the potential to enter the water system here, polluting it, if there is not sufficient capacity for the numbers using the site. Cowfold Stream flows into a privately owned pond and thence into the village of Cowfold. Children play in it in the summer and it provides water much needed for habitats for the local wildlife. This would be seriously impacted should Cowfold Stream and associated wetland areas become polluted.

There is no evidence that the site is connected to mains water as there doesn't appear to be a mains pipe shown on Southern Water's maps. I would seriously doubt that the site has mains drainage, especially as they reference the need for a soakaway. But what about sewage? Would this be a septic tank rather than a soakaway?

Is there a suitably accessible water hydrant near enough for the Fire and Rescue Services to use and therefore do they need to be consulted as to the viability of the site for residential use.

1e. The development will not 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 as this is a greenfield site. It will directly affect the three heritage neighbouring properties therefore the cumulative heritage impact is unacceptable. It will be seen from the adjoining footpath where many of the local population and local monks from the monastery walk regularly. Being as the A281 also is part of its surroundings it will have a huge impact on that road and therefore on the neighbouring properties.

Policy 24
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 has the very strong possibility of polluting, both in the construction and the continued use of the site. It can contaminate the local stream which runs into Cowfold. Eventually this water will join the eastern river Adur as Cowfold stream is a tributary, with the confluence being at Shermanbury. Any contamination from the Cotlands site will therefore have the possibility of polluting and affecting the environment in a wide area, not just the immediate area. Should the sewage situation not be taken seriously, any overflow will also have a serious impact by polluting the Cowfold Stream and affecting the use of the stream as an amenity for the village.

Decisions over this planning application need to take into account that there is already

planning approval for 35 houses between this site and the edge of Cowfold and determine how this would fit with that one.

Would there be a need for outside lighting on the site as this would have an impact on Dark Skies outside of the village. Night lighting studies have already shown that street lighting has an impact on wildlife, their breeding patterns, foraging and other natural wildlife behaviours.

Policy 33

Development Principles. In order to conserve the natural and built environment, developments shall be required to;

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

This is not good or efficient use of agricultural land. There are quite a large number of existing sites others that are identified by HDC framework plan so why not use those. The site is too small to contribute to the 'unmet need' of traveller pitches significantly and therefore will not have any significance to overall strategy. A much larger site is required to deliver what is required to meet their needs.

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land for example through overlooking or noise whilst having regard to the sensitivities of surrounding development;

This development will directly impact three heritage properties. The applicant suggests there are 2 grade II heritage sites affected, in fact there are 3. (Brook Place Grade II* is not mentioned.)

The noise level of potentially 60+ people plus the manoeuvring of large travelling caravans plus trailers happening at any time of the night and day will cause a lot of ongoing disruption and nuisance to neighbouring properties that will continue long after the original work to the site has finished.

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors), and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

This development is setting a precedent which it is likely could be expanded upon. It is not respecting the character of the surrounding area and is not in a locally distinctive character. There is nothing like static caravans or touring caravans of the size they use that will be making use of this plot of land, so would alter the character outside of the village. Originally the applicant had applied for a stable block which was granted and is a totally appropriate use of the site i.e using for a rural hobby, and also relevant for the agricultural setting. It would have also meant that the access would be infrequent, not the level that this will be. They built the stable block away from where the permission was granted for it to be built thus showing a disregard and contempt for the rules setting out the permission. The only housing on the site is the old stable. There is absolutely no 'market housing' on the site. The statement they make about non-residential floorspace being no change I think that could mean the touring caravans and the day room. But that could mean there is a potential of getting on for 60+ people living on site at any one time. In the application they talk about planting native hedging, having already planted a long hedge of non-native species that can be invasive. This does not enhance the environment or provide suitable spring/summer/autumn forage for native species. It also shows a disregard for the wildlife and the environment, no attempt to enhance the natural environment.

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;

[Redacted]
[Redacted]
[Redacted] it would be in the council's and
Environmental Health's interest to carry out soil tests.
[Redacted]
[Redacted]

Whilst it is a truth universally acknowledged that there is a pressing need for traveller sites, this site is not really suitable. I feel this proposal does significant and demonstrable harm to many of Horsham District Council policies as well as put people's lives at risk due to safety concerns on the A281 expressed by myself and many others, I'm sure. The small benefit it would create does not under any circumstances outweigh that harm it would cause [Redacted]. Therefore, I respectfully ask that the planning and any associated planning permission for this site should be refused.

Kind regards

Telephone:
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