
Sent: 05 February 2026 15:48
To: Planning
Subject: Re: Objection to planning application at Cotland Paddock, Horsham Road, Cowfold, RH13 8AH - Planning Application Reference DC/25/2079

Categories: Comments Received

Re: Objection to planning application DC/25/2079 at Cotland Paddock, Horsham Road, Cowfold, RH13 8AH

I wish to formally object to the above planning application.

This is located in a very rural, green-field site forming part of the open countryside. The proposal conflicts with multiple Horsham District Council planning policies and I believe it would result in significant and demonstrable harm should it be permitted to go ahead.

My objection is based on the following planning grounds:

1. Unsafe highway access
(A281 – 60mph)

The site access is onto a fast A-road on a blind bend and incline. There is no pavement. It is directly opposite access to a nursing home and serves several other properties and agricultural traffic.

There is a history of accidents at this location. Homelands Nursing Home has previously had development refused due to unsafe access.

Vehicles approaching from the north cannot see the proposed access until almost upon it. Vehicles exiting cannot safely see to the right. Increased use, including large touring caravans, would significantly increase risk to all road users.

I believe this conflicts with HDC Policy 23 (1b) and Development Principles relating to highway safety.

2. Fire risk and emergency access in a rural location

Fire brigade attendance has already been recently required on this land after rubbish deliberately dumped on the land was set alight, causing significant issues in the local area. Rural locations have longer response times and often limited access.

The application does not demonstrate that fire risk, hydrant provision, or emergency vehicle access have been properly assessed or mitigated.

3. Environmental and water contamination risk

The application refers to soakaways and drainage fields but does not clearly identify their location, capacity, or long-term management.

The land slopes down towards a local stream which feeds into a pond and onward towards Cowfold. There is a clear risk of contaminated runoff entering local watercourses.

I believe this conflicts with HDC Policy 24 (3).

4. Harm to open countryside and rural character

This is agricultural green-field land. Introducing hard standing and residential-style development would urbanise the site, harming the rural character, tranquillity, and landscape setting.

I believe this conflicts with HDC Policy 33 and countryside protection principles.

5. Heritage impact

The cumulative heritage impact has not been properly assessed and is understated within the application.

This represents unacceptable harm to the historic setting of the area.

6. Ecology and protected species

The ecological report appears incomplete, partially redacted, and close to expiry.

Local knowledge indicates the presence of Great Crested Newts, with numerous ponds nearby supporting migration routes. There is also suitable habitat for bats, [REDACTED] dormice, and protected bird species.

No adequate impact assessment has been provided, including consideration of habitat fragmentation or light pollution.

7. Inaccuracies and omissions in the application

- The stable block appears to have moved from its approved position
- No dimensions are provided for day rooms
- Incorrect reference to "market housing" on site
- No evidence of a mains water connection
- Non-native hedging already planted
- Understatement of affected heritage assets
- No clear management plan
- No proper assessment of cumulative development (including 35 nearby approved homes)
- Access designed for infrequent agricultural use, not intensive daily use

Conclusion

While there is acknowledged need for traveller accommodation, this proposal results in significant and demonstrable harm in terms of highway safety, countryside protection, environmental risk, heritage impact, ecology, and residential amenity.

The scale of harm clearly outweighs the very limited benefit of this small site and I believe that this is the wrong location.

I therefore respectfully request that this application is refused.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]