

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 January 2026 15:31:34 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 21/01/2026 3:31 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: The Old House The Street Cowfold

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: The proposed traveller caravan site would constitute inappropriate development within the Green Belt, contrary to Policy 34 (Green Belt) of the Horsham District Planning Framework (2015) and national Green Belt policy. Traveller sites are defined as inappropriate development in the Green Belt and planning permission may only be granted where very special circumstances are demonstrated; in this case, no such circumstances exist to clearly outweigh the substantial harm to the openness of the Green Belt and its purposes. The proposal would

introduce a visually intrusive and urbanising form of development into the countryside, including caravans, hardstanding, fencing, lighting and domestic paraphernalia, resulting in unacceptable harm to landscape character and rural amenity, contrary to Policy 25 (Countryside Protection) and Policy 33 (Landscape). Furthermore, the site lies within Flood Zone 3, where traveller sites are classified as highly vulnerable development. The proposal therefore conflicts with Policy 40 (Flooding), as the submitted Flood Risk Assessment fails to demonstrate that the site would be safe for long-term residential occupation or that occupants would not be exposed to unacceptable flood risk. In addition, the development would give rise to significant highway safety concerns, contrary to Policy 23 (Highways and Transport), due to the proposed access onto a main road, inadequate visibility splays, increased traffic movements along narrow and unsuitable rural lanes, and the lack of adequate turning space for caravans and associated vehicles. Finally, the proposal conflicts with Policy 38 (Gypsies and Travellers), which requires sites to be located in sustainable locations with reasonable access to schools, healthcare, shops and public transport. The siting of a permanent traveller site in an isolated rural location remote from towns and key services would be inherently unsustainable, increase reliance on private vehicles, and undermine the spatial strategy of directing development to sustainable settlements, contrary to Policy 3 (Development Hierarchy) of the HDPF.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton