

Dear Sir/Madam,

I am writing to formally object to Planning Application DC/25/2079 relating to the proposed use of land at Cotlands Paddock for the stationing of four static caravans for residential purposes and associated day rooms.

My primary concern relates to highway safety and access to the site. The section of road serving this location is already recognised locally as dangerous, with a history of serious accidents and fatalities. I strongly believe that introducing additional vehicular movements associated with residential use will significantly increase risk to both road users and pedestrians.

I also note that the site is not served by pavements adjacent to the A281 and hedging flush with the roadside can force pedestrians on to the carriageway. In my view, the proposal fails to demonstrate safe and convenient access and would create unacceptable hazards.

I am also concerned about the impact this development would have on the character and appearance of the surrounding landscape. The site sits within an area of recognised landscape value and close to important heritage assets, including listed buildings and public footpaths. The introduction of static caravans, associated structures, hardstanding, and increased activity would, in my opinion, cause significant and irreversible harm to the rural character and visual amenity of the area.

Furthermore, I do not believe that the application adequately addresses noise, lighting, and environmental impacts. The site is located within a rural setting where artificial lighting and additional residential activity would be intrusive and damaging to the tranquillity of the countryside. I am particularly concerned that light and noise pollution cannot be sufficiently controlled through planning conditions.

I am also concerned that the site lies outside the designated built-up area boundary of Cowfold and is therefore unsuitable for this form of development. Allowing this proposal would conflict with local planning policies designed to protect the countryside from inappropriate development and preserve the natural landscape and biodiversity. I do not believe the ecological baseline or biodiversity impacts have been properly assessed. I also note the application states the land is not contaminated but would question this status given the subsequent illegal burning of building related materials on site.

The potential impact on nearby heritage assets is another major concern. The setting and significance of nearby listed buildings would be harmed by the introduction of visually intrusive development that does not complement the historic landscape or contribute positively to the local sense of place.

Overall, I believe this proposal conflicts with local and national planning policies relating to highway safety, landscape protection, countryside preservation, biodiversity, and heritage conservation. For these reasons, I respectfully request that the planning application be refused.

Thank you for considering my objection.