

[REDACTED]

Sent: 19 January 2026 10:13
To: Planning
Subject: Objection to DC/25/2079 - Cotlands Paddock Horsham Road Cowfold RH13 8AH
Categories: Comments Received

Attention of Shazia Penne/Planning department,

I am writing to formally object to the planning application for four static caravans for residential purposes at Cotlands Paddock (**reference DC/25/2079**).

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The field in question was purchased last year and, since approximately September, has been used as an illegal waste tipping site. Large quantities of building materials, general waste and potentially hazardous materials have been dumped on the land, often during antisocial hours which I have witnessed. This activity has caused significant concern for local residents.

The matter has been reported to the fly-tipping team at Horsham District Council. However, due to the scale and extent of the waste, it has been deemed beyond their remit and it has been suggested that the issue be escalated to West Sussex County Council Environmental Health. The presence of unmanaged waste raises serious environmental, health and safety concerns and calls into question the suitability of the land for residential use.

In planning policy terms, the proposal also conflicts with Horsham District Council's policies and national guidance set out in the Planning Policy for Traveller Sites. These policies make clear that new residential caravan or traveller sites in open countryside should be very strictly limited, should be located on allocated or suitable sites and should demonstrate sustainable access to existing settlements and local services. Cotlands Paddock is an unallocated rural field, remote from services and does not meet the criteria required for such development. The proposal therefore represents an inappropriate and unjustified form of residential development in the countryside, contrary to established planning policy.

In addition, the access to the field is located on a dangerous bend on the A281 where there have been numerous accidents. Any intensification of use, including residential occupation and associated vehicle movements, would significantly increase highway safety risks for both occupants of the site and other road users.

Given the ongoing illegal use of the land, unresolved environmental concerns, unsafe highway access and conflict with local and national planning policy, I strongly believe this site is wholly unsuitable for residential development and urge the planning authority to refuse this application.

Regards

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