

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 February 2026 14:24:57 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 02/02/2026 2:24 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:	31 Thornden Cowfold
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Other
Comments:	This application goes against existing policies. It is a Greenfield site on a main A road with a 60 mph speed limit, opposite access to a nursing home and 5 other properties on a blind bend corner with an incline, where there have been accidents including 3 fatalities. There are no pavements and bus stops are under review because of visibility and safety concerns. A previous application by Homelands Nursing home was refused because of unsafe

access. Many of the visitors to that home are elderly people. Vehicles coming north are unable to see the access until they are almost upon it. Vehicles leaving the proposed access cannot see to the right. Vehicle numbers on a dangerous part of the road will increase.

The assertion that the site can be properly serviced and is supplied with essential services has not been adequately assessed. It is not clear which drainage field will be used for the soakaway. The fields slope down to the Cowfold stream, then into a privately owned pond and onwards to Cowfold and could affect local children playing. It has not been made clear how many people the waste system will be able to deal with. There could be a run off to surface water sewers contaminating the local stream running down to Cowfold. It is not clear how the environmental quality of any watercourses would be maintained to prevent contamination. There is no evidence that the site is connected to the mains water nor that fire and rescue services had been consulted regarding water hydrant/vehicle access. There is no safe access or egress into and out of the site. Access was designed for infrequent agricultural access.

The stable block has moved from where planning permission was granted. This is not mentioned in the application and should be re-applied for. There are no dimensions given for the day rooms. The applications states that there is marketed housing on the site. There is not, only an old stable block used for rural purposes. There is a marked difference between a stable and a residential development with possibly 12 habitable structures which could increase in size.

The site will have a direct impact on the character and appearance of the landscape and will directly affect the 4 heritage neighbouring properties. The rights of walkers will be impacted. The development does not adhere to the character of the surrounding area. It sets a precedent which could be expanded on. The current owners are currently stockpiling waste on the site which EH and WSCC are investigating.

This is not an efficient, environmentally friendly or sustainable use of agricultural land. There are existing static home sites off Kent Street, Honeybridge Lane or Barns Green. The application states that there is a need for 128 new sites but does not back this up with evidence. This site is small and does not contribute to the unmet need of traveller pitches.

Regarding the ecology report various sections have been redacted and no reasons given as to why. The report is already out of date as the data is only valid until 19/5/2025. There are great crested newts on that site and surrounding areas have 13 ponds. The impact on them, bats, badgers, dormice and raptors has not been considered. Native hedging is discussed in the

application but a long hedge has been planted of non native species which could be invasive.

Kind regards

Telephone:

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