

From: Planning@horsham.gov.uk
Sent: 28 January 2026 16:44
To: Planning
Subject: Comments for Planning Application DC/25/2079

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/01/2026 4:43 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: [REDACTED]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Dear Sir / Madam,

I am writing to formally object to the above planning application. My objection is made with reference to the National Planning Policy Framework (NPPF), the Government's Planning Policy for Traveller Sites (PPTS), and relevant Horsham District Council planning policies.



2. Failure to Comply with the Government's Planning Policy for Traveller Sites (PPTS)

The proposed development clearly fails to meet several key requirements of the Planning Policy for Traveller Sites, which states that local planning authorities should ensure that traveller sites are sustainable economically, socially, and environmentally.

a) Access to Education

PPTS requires planning authorities to ensure that sites are located so that children can attend school on a regular basis.

The application site is situated on a busy main road with traffic frequently travelling at speeds in excess of 60mph, and there is no safe pedestrian footpath or pavement connecting the site to Cowfold village or the local school. This makes regular and safe access to education impractical and hazardous, particularly for children, and is therefore contrary to Government policy.

b) Impact on Environmental Quality and Health

PPTS requires proper consideration of the effect of local environmental quality, including air quality, on the health and well-being of both site occupants and neighbouring residents. The recent burning of large quantities of dumped waste on this land, potentially including construction materials containing hazardous substances such as asbestos, has caused serious air quality concerns. This incident highlights that the site is not suitable for residential occupation and that its recent use presents risks to health and well-being. Approving residential development on land recently associated with such activity directly contradicts the objectives of the PPTS.

c) Rural Location and Impact on the Settled Community

The PPTS states that when assessing sites in rural or semi-rural settings, local planning authorities should ensure that:

- New traveller site development in open countryside, away from existing settlements or outside allocated areas, should be very strictly limited.

Cowfold is a small rural village, and the application site lies within an open countryside setting outside any specifically allocated development area. Introducing four static caravans and associated day rooms in this location would represent an inappropriate form of development that would erode the rural character of the area and contribute to the incremental urbanisation of the countryside, contrary to national policy.

3. Highway Safety and Unsustainable Location

The site's access onto a busy main road on a blind bend with vehicles travelling at high speeds frequently in excess of the 60mph limit, combined with the absence of pedestrian infrastructure, presents a clear danger to future residents, road users, and pedestrians. There are already a large volume of accidents (some fatal) recorded on this stretch of road annually. Approving this planning application would further contribute to this risk. This location is demonstrably unsustainable and fails to comply with NPPF requirements to ensure developments provide safe and suitable access for all users and do not result in unacceptable highway safety impacts.

4. Cumulative Impact on Rural Character and Ecology

Cowfold has experienced significant development pressure in recent years, including the construction of a solar farm, the Rampion 2 wind substation, and the approval of a number of

housing developments. Residents have growing concerns that these cumulative developments are eroding the village's rural character, landscape quality, and local wildlife habitats.

Further development on this site would exacerbate these impacts and conflict with planning policies and the parish council neighbourhood plan intended to protect countryside character and biodiversity.

Conclusion

For the reasons outlined above including clear conflict with the Planning Policy for Traveller Sites, serious environmental and highway safety concerns, and harm to the rural character of Cowfold, I respectfully request that Horsham District Council refuses this planning application.



Thank you for considering my representation.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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