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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3369821

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/25/3369821
Appeal By	MR SIMON BISHOP
Site Address	Development Site Lot 3 Kent Street Cowfold West Sussex RH13 8BB

SENDER DETAILS

Name	[redacted]
Address	Westridge Farm, Kent Street Kent Street Cowfold West Sussex RH13 8BB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Dear Mr Deveraux

Case reference APP/Z3825/W/3369821

These are my objections to the above appeal.

My main objections to the dance school are the location including access,noise and pollution levels and safety.

The dance school opened in February 2025 without any prior knowledge or consultation with the five neighbouring properrties that are along the single lane track/public footpath on route to the dance school (CC Dance).
As this is a retrospective planning appeal there were never any site notices put in place for residents to respond to and therfore we were unable to make any comments ourselves. Had a planning application been made for the change of use I believe the dance school would have been refused.
The impact of the traffic along the track/public footpath has been enormous and caused undue stress to all the residents who live close by.

The only access to CC Dance is by car as there is no public transport close by. The nearest bus stop is in Cowfold village approximately 3 miles away then a dangerous walk along the A272 which has no footpath then a further walk down Kent St itself to reach the track.
This was not taken into consideration by CC Dance owner Carla Mould or the owner of the building Simon Bishop.
It has gone from a peaceful country lane enjoyed by walkers, dog walkers and horse riders(neighbours who ride out to Kent St to the bridle paths)to a congested and often chaotic lane. At peak times the track is at a standstill with parents trying to drive by in both directions and residents attempting to get to their homes.
If I want to leave my home at peak times - Thursdays and Fridays 3.30-9pm and all day Saturdays, I have to add another 30 mins onto my journey time to allow me to drive out of my property to exit the track into Kent St. It is not unusual for me to reverse in and out 4/5 times as the constant stream of traffic going past is unable to go anywhere unless the cars at the back of the queue reverse back into Kent St.
This is totally unacceptable to all of us residents and shows a complete lack of understanding by CC Dance and Simon Bishop.
The applicant has not provided any travel plan consequently not complying with NPPF 117 which states

'All developments that will generate significant amounts of movement should be required to provide a travel plan,and the application should be supported by a transport statement so that the likely impacts of the proposal can be assessed'

PROW have submitted their response as the footpath has become so dangerous.

The substantial increase in traffic has had a considerable effect on my partner's health.
The dust the cars create is covering all the residents cars so we can see how much of an impact the volume of traffic makes to our daily lives and therefore the impact to our health must also be taken in to consideration.
[redacted] In the event of a medical emergency an ambulance would not be able to attend in a timely manner due to the congestion along the track/footpath. Neighbours are unable to have windows open close to the track at peak times and a neighbour who went into labour could not leave her home until someone had to walk down and ask the cars to reverse back into Kent St.

The noise from the dance school can be heard in neighbouring fields a distance away and again it impacts on the enjoyment of living in a rural country setting.

Please take all this information into account when you are investigating this appeal and refuse the application.
Planning rules have been ignored and we have had to tolerate this unacceptable situation for too long and it has added a considerable amount of stress into all our daily lives.
While we understand the dance school is enjoyed by many, the location of it is totally inappropriate and would be better operating within an area that has access to public transport and road systems and with the correct planning in place.