

[REDACTED]

From: Planning
Sent: 31 March 2026 13:24
Subject: FW: Highways response to planning application

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

[REDACTED]

Sent: 25 March 2026 18:40

[REDACTED]

Subject: Highways response to planning application

Dear Sir/Madam,

Re Planning Application DC/25/2079 – Use of Land for the Stationing of 4 no. Static Caravans (Gypsy and Traveller Residential Purposes) Cotlands Paddock, Cowfold.

Further to the response by Highways Ré the application at Cotlands. I am amazed that they do not see any problems despite the number of accidents, [REDACTED] on this stretch of road. Have they actually visited and spent some time watching the traffic there, including cars overtaking parked buses! They also do not seem to have read the application properly as they make no mention of the 4 large touring caravans that will be using the access regularly in addition to a minimum of 8 cars, possibly more as each of the 4 plots could have up to 8 people residing in each. (Total 32 people).

This greenfield site is on a main A road with a 60mph speed limit opposite access to a nursing home (staff vehicles, deliveries and visitors already coming and going) and 5 other properties (including farm machinery) on a blind corner with incline, where there have been many accidents including three fatalities. Many of the visitors to Homelands Nursing Home are elderly with lower reaction speeds.

Homelands Nursing Home (opposite) had a previous application refused due to unsafe access.

There is no pavement and bus stops are under review due to questions about viability due to safety concerns. The bus stop sign has already been removed. People therefore wishing to walk along the A281 to local facilities would have to walk in the carriageway along this 60mph road. The presence of hedges means that there is little opportunity for pedestrians to stand out of the way of approaching vehicles.

If you are driving north from Cowfold there is no line of site to see a large caravan stopped in the road waiting to turn right into the field. This will cause cars to suddenly brake on this blind bend.

Vehicles coming from north cannot see proposed access till almost on it due to rise in road.

Vehicles leaving proposed access (Inc large touring caravans) cannot see to the right.
It will greatly increase the number of vehicles using this dangerous bit of road.

I fear because the first application for the stables was passed without a site visit this second application is not being accessed correctly.

It would be a good idea going forward for all applications to have to have a site visit as many problems (line of site/ rises in the road obstructing views) are not visible on a desk search.

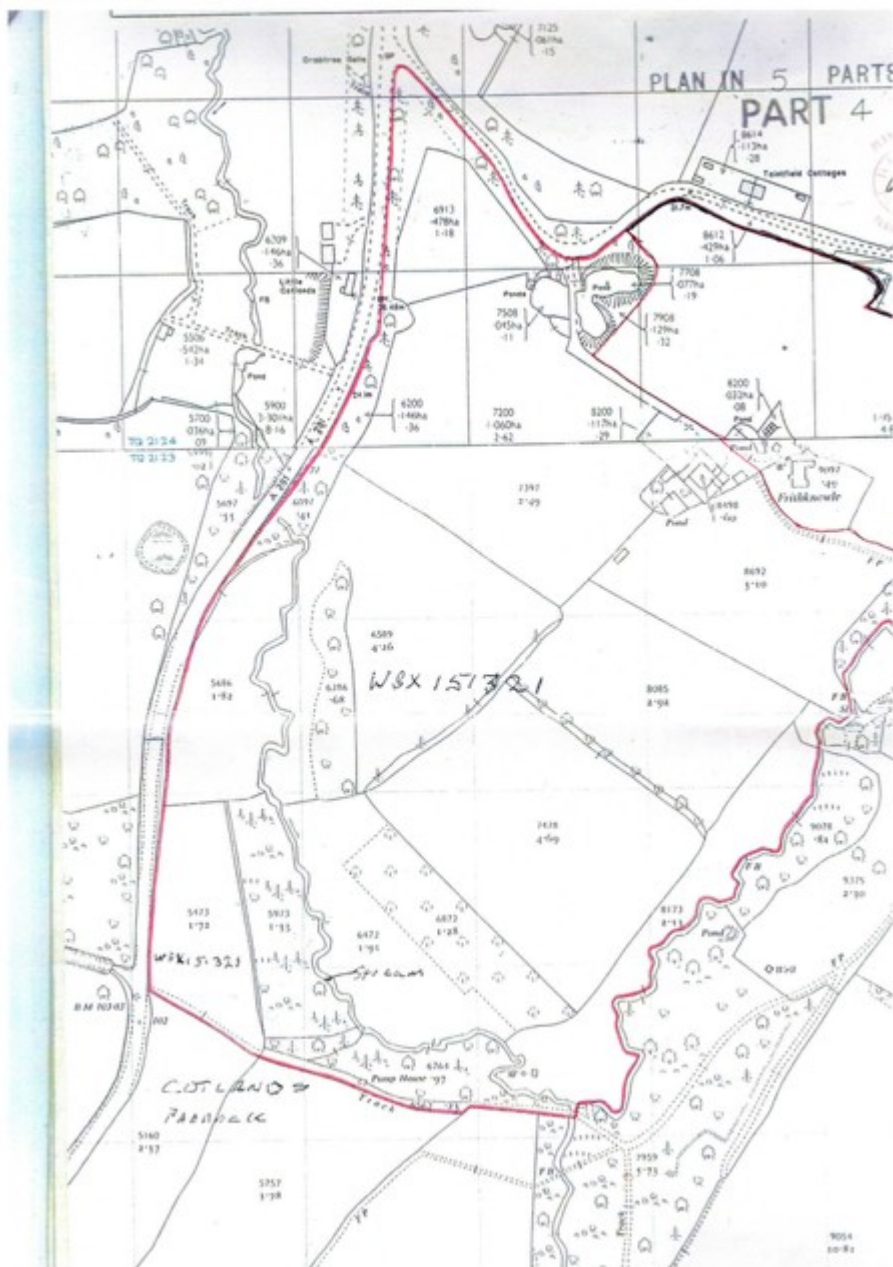
There is NO safe access or egress into/out of the site. Current agricultural access was only designed for infrequent access... not this number of vehicles.

Transport Visibility Splay

The required lengths of visibility splays are based on the speed of traffic, and for traffic speeds of 60mph the visibility splay is 215m. The plans below show the extent of a 215m visibility splay at the access. **The land registry plans confirm that the visibility splays go through third party land and are severely restricted by trees, vegetation or banking. The third party owner has stated in writing to you that he will not let his trees/vegetation be cut.**

Furthermore, no Road Safety Audit by a qualified auditor has been submitted although I believe this is a requirement on roads with a 60mph limit.





The achievable forward visibility for vehicles travelling northbound has been measured as being less than 80m. This distance is appropriate for traffic speeds of around 35mph or less and is therefore not suitable for the higher speed of traffic on this 60mph road.



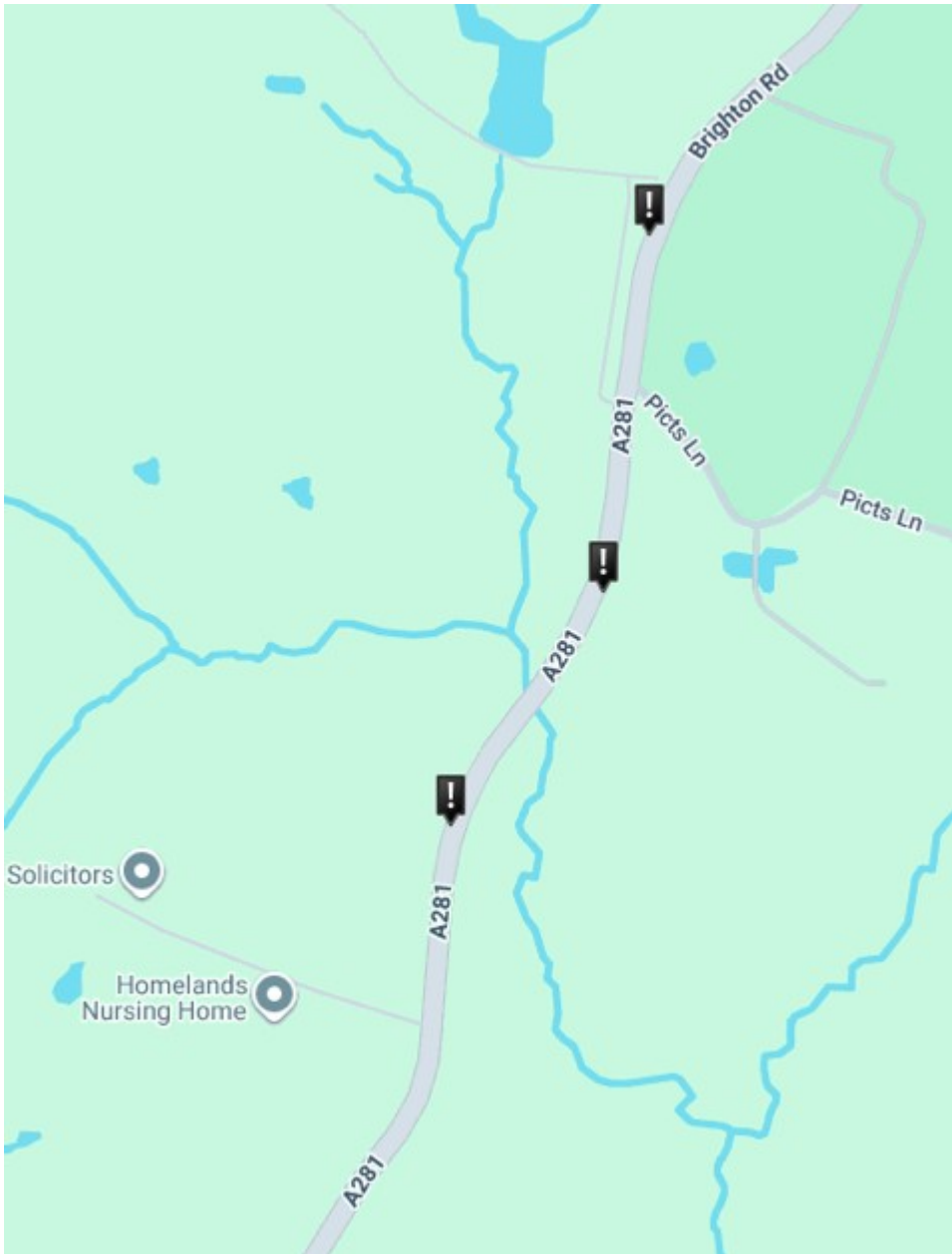


It should also be noted that the views in the photos show winter vegetation. When the vegetation is in leaf it will further obscure views along the highway with no ability to see through the bare branches.

[REDACTED]

[REDACTED]





Taking all this into account I must ask that you reconsider your response to this application.

Yours sincerely,

[REDACTED]
Brookhill House, Horsham Road, Cowfold, RH13 8AH

