

Saskia Lower

From: Saskia Lower
Sent: 12 May 2026 12:42
To: Tamara.Dale
Cc: Chris Barker
Subject: RE: DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex

Categories: Filed by Newforma

Afternoon Tamara,

We can confirm we are happy to agree the EoT until the Monday 18 May to allow for the additional consultee responses.

We will be sending a further in-depth email in relation to the matters below.

Please could you confirm receipt of this email and agreement to the EoT.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

T 01903 248777

Planning Appeals are changing in April 2026. [Read our latest insights](#) to find out what's changing and how to prepare.



Shaping places.
Unlocking potential.

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

From: Tamara.Dale [REDACTED]
Sent: 12 May 2026 09:58
To: Saskia Lower [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: RE: DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex

Dear Saskia,

Thank you for your email.

At this stage, there is a likelihood that the principle of development would be considered unacceptable, on the grounds that the development is located outside of the defined built-up area and is not compliant with the Shaping Development within the Horsham District (SDHD) document.

While the wider site ownership would adjoin the outer edge of the built-up area to the north, and would be accessible by public footpaths, it is not considered to be fully compliant with the SDHD

criteria. In addition, given that the public footpath is not lit, it is unlikely to form an attractive option for occupiers in darkness and inclement weather.

It is also of note that the Cowfold Neighbourhood Plan has allocated sites for housing development, where the Plan is less than 5 years old. As such, the provisions of paragraph 14 of the NPPF are affected, where both criteria would be met.

For these reasons, it is likely to be considered that the proposed development would not accord with the spatial strategy contained within the HDPF and Cowfold Neighbourhood Plan. While recognised that the Council cannot currently demonstrate a 5-year housing land supply, where the development would contribute to an identified housing need, the contribution of 9no. dwellings would be modest. The benefits arising from the scheme would, when considered overall, be of moderate weight.

However, when considering the development in totality, and the planning policy framework as a whole, the proposed development would conflict with the relevant planning policies, where the adverse impacts would significantly and demonstrably outweigh the benefits arising from the scheme.

It is not considered that amendments could be made that would otherwise make the application acceptable. As such, should you prefer for the application to be determined today, I should be able to finalise my report without the additional responses. However, these matters may need to be addressed at a later stage should an appeal or subsequent application be submitted.

I look forward to your response,

Kind regards,

Tamara

Tamara Dale

Principal Planning Officer

[Redacted signature block]



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.

Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any

unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**