HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Watermead Henfield Road Cowfold Horsham
DESCRIPTION:	Demolition of existing vacant storage buildings and erection of 9no. residential units, provision of open space and retention of pond.
REFERENCE:	DC/26/0934
RECOMMENDATION:	Advice / **No Objection** / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

Enterprising Horsham has no objection to this proposal.

MAIN COMMENTS:

The proposal would result in the loss of vacant storage buildings and their replacement with nine residential units. From an economic development perspective, the loss of commercial floorspace is generally a concern because retaining suitable employment premises supports local businesses, employment opportunities and the wider rural economy.

However, evidence provided indicates that the site has been actively marketed since November 2025, with a reduction in the rent from January 2026. During that period, no viewings have been requested or undertaken and no offers have been received. This provides evidence of limited market interest in the existing commercial premises.

Taking the marketing evidence and the site's location into account, Enterprising Horsham considers that the loss of the existing commercial floorspace is unlikely to result in a significant adverse impact on the local economy. Accordingly, 'Enterprise' raises no objection to the application on economic grounds.

"Please note these comments are provided on a without prejudice basis to development management's wider consideration of all relevant planning policy and material planning considerations. These comments are not a formal indication that planning permission will be forthcoming and the advice does not bind Horsham District Council to a final recommendation on any planning application."

ANY RECOMMENDED CONDITIONS:

NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	19.10.26