

COMMITTEE APPLICATIONS
POST COMMITTEE

APPLICATION NO. / ADDRESS

DC/23/0406 – Land North of Little Potters, Potters Green, Station Road, Cowfold, West Sussex

Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.

RESOLVED:

At its meeting on the 4th November 2025, the Planning Committee Members resolved to delegate **approval** in accordance with Officer recommendation, subject to completion of s106 agreement to secure affordable housing.

At the meeting, Members were advised that, following the withdrawal of the Natural England position statement on 31st October 2025, planning conditions 3 and 18 of the committee report of the would no longer necessary and that a new regulatory planning condition would be added instead, limiting water use within the residential dwellings to 110 l/p/d. Condition numbering has therefore adjusted accordingly.

The associated Legal agreement has now been signed by all parties, dated 10th August, 2026 (Legal ref: CB/12135)

Upon reflection, officers have also revised and consolidated the wording in Conditions 17 (now 16 given the deletion of condition 3) and 39 (now deleted) of the original committee report (and relating to the provision of M4(2) and M4(3) dwellings across the site) to a more functional condition:

16 *Pre-Commencement (Slab Level) Condition: Notwithstanding the submitted details, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule and layout plan identifying the location, tenure and Building Regulations accessibility standard of all dwellings to be provided as M4(2) 'Accessible and Adaptable Dwellings, and M4(3) Wheelchair User Dwellings, has been submitted to and approved in writing by the Local Planning Authority,*

The submitted details shall demonstrate and appropriate distribution of M4(2) and M4(3) dwellings across both market and affordable housing within the development. Once agreed, the specified units shall be provided and retained permanently thereafter Reason: As this matter is fundamental to in order to improve the sustainability and accessibility of the development and to ensure homes are fit for all ages in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy ASH11 of the Ashington Neighbourhood Plan.

The Decision can therefore be issued in accordance with the conditions presented to Members (4th November 2025), as amended.

Case Officer sign Nic Pettifer Date: 10/08/2026

Authorising Officer sign Adrian Smith Date: 10/08/2026

Please copy the following Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Storey Heights Layout	062009-BEL-SL-03 G	18.06.2025
Layout plan	Tenure Layout	062009-BEL-SL-04 G	18.06.2025
Layout plan	Unit Type Layout	062009-BEL-SL-05 G	18.06.2025
Location plan		062009-BEL-SL-06 REV A	14.03.2025
Layout plan	Supporting Planning Layout	062009-BEL-SL-02 G	18.06.2025
Layout plan	Presentation Planning Layout	062009-BEL-SL-01 G	18.06.2025
Layout plan	Materials Distribution Plan	062009-BEL-SL-07 A	18.06.2025
Section plan	Street Scene 01	062009-BEL-SL-SS01 D	11.04.2025
Section plan	Street Scene 02	062009-BEL-SL-SS02 B	13.03.2025
Section plan	Street Scene 03	062009-BEL-SL-SS03 B	13.03.2025
Section plan	Street Scene 04	062009-BEL-SL-SS04 B	13.03.2025
Section plan	Site Section 01	062009-BEL-SL-SEC01 A	13.03.2025
Details plan	AS1 - Floor Plans	AS1-2B-2S-P1	13.03.2025
Details plan	AS1 - Country Brick Elevations - Village Walk	AS1-2B-2S-CB-E1	13.03.2025
Details plan	AS1 - Country Brick Elevations - Parkland Edge	AS1-2B-2S-CB-E2	13.03.2025
Details plan	AS2 - Floor Plans	AS2-2B-2S-P1	13.03.2025
Details plan	AS2 - Country Brick Elevations - Village Walk	AS2-2B-2S-CB-E1	13.03.2025
Details plan	AS2 - Country Tile Elevations - Village Walk	AS2-2B-2S-CT-E1	13.03.2025
Details plan	AS2 - Country Brick Elevations - Parkland Edge	AS2-2B-2S-CB-E2	13.03.2025
Details plan	AS3 - Floor Plans	AS3-3B-2S-P1	13.03.2025

Details plan	AS3 - Country Brick Elevations - Village Walk	AS3-3B-2S-CB-E1	13.03.2025
Details plan	AS3 - Floor Plans	AS3-3B-2S-P2	13.03.2025
Details plan	AS3 - Country Brick Elevations - Parkland Edge	AS3-3B-2S-CB-E2	13.03.2025
Details plan	AS4 - Floor Plans	AS4-3B-2S-P1	13.03.2025
Details plan	AS4 - Country Brick Elevations - Village Walk	AS4-3B-2S-CB-E1	13.03.2025
Details plan	AS4 - Country Tile Elevations - Village Walk	AS4-3B-2S-CT-E1	13.03.2025
Details plan	AS4 - Country Brick Elevations - Parkland Edge	AS4-3B-2S-CB-E2	13.03.2025
Details plan	AS4 - Country Tile Elevations - Parkland Edge	AS4-3B-2S-CT-E2	13.03.2025
Details plan	AS5 - Floor Plans	AS5-3B-2S-P1	13.03.2025
Details plan	AS5 - Country Flint Elevations - Village Walk	AS5-3B-2S-CB-E1	13.03.2025
Details plan	AS5 - Country Brick Elevations - Village Walk	AS5-3B-2S-CB-E2	13.03.2025
Details plan	AS5 - Country Weatherboard Elevations - Parkland Edge	AS5-3B-2S-CW-E1	13.03.2025
Details plan	AS6 - Floor Plans	AS6-3B-2S-P1	13.03.2025
Details plan	AS6 - Country Tile Elevations - Parkland Edge	AS6-3B-2S-CT-E1	13.03.2025
Details plan	AS7 - Floor Plans	AS7-3B-2S-P1	13.03.2025
Details plan	AS7 - Country Brick Elevations - Village Walk	AS7-3B-2S-CB-E1	13.03.2025
Details plan	AS7 - Country Tile Elevations - Parkland Edge	AS7-3B-2S-CT-E1	13.03.2025
Details plan	AS8 - Floor Plans	AS8-3B-2S-P1	13.03.2025
Details plan	AS8 - Country Flint Elevations - Village Walk	AS8-3B-2S-CB-E1	13.03.2025
Details plan	AS8 - Country Tile Elevations - Village Walk	AS8-3B-2S-CT-E1	13.03.2025
Details plan	AS8 - Country Tile Elevations - Parkland Edge	AS8-3B-2S-CT-E2	13.03.2025
Details plan	AS8 - Country Weatherboard Elevations - Parkland Edge	AS8-3B-2S-CW-E1	13.03.2025
Details plan	AS9-4B-2S-P1	AS9-4B-2S-P1	13.03.2025
Details plan	AS9 - Country Flint Elevations - Village Walk	AS9-4B-2S-CB-E1	13.03.2025
Details plan	AS9 - Country Tile Elevations - Parkland Edge	AS9-4B-2S-CT-E1	13.03.2025

Details plan	AS9 - Country Weatherboard Elevations - Parkland Edge	AS9-4B-2S-CW-E1	13.03.2025
Details plan	AS10 - Floor Plans	AS10-4B-25S-P1	13.03.2025
Details plan	AS10 - Country Brick Elevations - Village Walk	AS10-4B-25S-CB-E1	13.03.2025
Details plan	AS10 - Country Tile Elevations - Village Walk	AS10-4B-25S-CT-E1	13.03.2025
Details plan	AS10 - Country Brick Elevations - Parkland Edge	AS10-4B-25S-CB-E2	13.03.2025
Details plan	AS11 - Floor Plans	AS11-4B-2S-P1	13.03.2025
Details plan	AS11 - Country Brick Elevations - Village Walk	AS11-4B-2S-CB-E1	13.03.2025
Details plan	AS11 - Country Tile Elevations - Village Walk	AS11-4B-2S-CT-E1	13.03.2025
Details plan	AS11 - Country Brick Elevations - Parkland Edge	AS11-4B-2S-CB-E2	13.03.2025
Details plan	AS11 - Country Tile Elevations - Parkland Edge	AS11-4B-2S-CT-E2	13.03.2025
Details plan	AS12 - Floor Plans	AS12-5B-2S-P1	13.03.2025
Details plan	AS12 - Country Brick Elevations - Village Walk	AS12-5B-2S-CB-E1	13.03.2025
Details plan	AS12 - Country Tile Elevations - Village Walk	AS12-5B-2S-CT-E1	13.03.2025
Details plan	AS12 - Country Brick Elevations - Parkland Edge	AS12-5B-2S-CB-E2	13.03.2025
Details plan	AS12 - Country Tile Elevations - Parkland Edge	AS12-5B-2S-CT-E2	13.03.2025
Details plan	Wayland Court - Ground Floor Plan	WLA-CT01-P1 A	11.04.2025
Details plan	Wayland Court - First Floor Plan	WLA-CT01-P2 A	11.04.2025
Details plan	Wayland Court - Second Floor Plan	WLA-CT01-P3 A	11.04.2025
Details plan	Wayland Court - Country Tile Elevations - Parkland Edge	WLA-3S-CT01-E1 A	11.04.2025
Details plan	Wayland Court - Country Tile Elevations - Parkland Edge	WLA-3S-CT01-E2 A	11.04.2025
Details plan	The Baker - Floor Plans	BA-2B-2S-P1i	13.03.2025
Details plan	The Baker - Country Brick Elevations - Parkland Edge	BA-2B-2S-CB-E1 A	13.03.2025
Details plan	The Baker - Country Tile Elevations - Parkland Edge	BA-2B-2S-CT-E1	13.03.2025
Details plan	The Tillman - Floor Plans	TI-3B-2S-P1i	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Village Walk	TI-3B-2S-CB-E1 A	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Village Walk	TI-3B-2S-CB-E3	13.03.2025

Details plan	The Tillman - Country Tile Elevations - Village Walk	TI-3B-2S-CT-E1 A	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Parkland Edge	TI-3B-2S-CB-E2 A	13.03.2025
Details plan	The Tillman - Country Brick Elevations - Parkland Edge	TI-3B-2S-CB-E4	13.03.2025
Details plan	The Tillman - Country Weatherboard Elevations - Parkland Edge	TI-3B-2S-CW-E1 A	13.03.2025
Details plan	The Ploughwright - Floor Plans	PW-3B-2S-P1i	13.03.2025
Details plan	The Ploughwright - Country Tile Elevations - Village Walk	PW-3B-2S-CT-E1	13.03.2025
Details plan	The Ploughwright - Country Tile Elevations - Parkland Edge	PW-3B-2S-CT-E2	13.03.2025
Details plan	The Ploughwright - Country Weatherboard Elevations - Parkland Edge	PW-3B-2S-CW-E1 A	13.03.2025
Details plan	The Cartographer - Floor Plans	CT-4B-2S-P1i	13.03.2025
Details plan	The Cartographer - Country Tile Elevations - Parkland Edge	CT-4B-2S-CT-E1	13.03.2025
Details plan	Pavilion - Elevations	062009-PAV-E1 C	18.06.2025
Details plan	Pavilion - Elevations	062009-PAV-E2 B	18.06.2025
Details plan	Pavilion - Floor Plans	062009-PAV-P1 D	18.06.2025
Details plan	Bin & Cycle Store 01 - Plans and Elevations	062009-BC01 B	18.06.2025
Details plan	Pavilion Store - Floor Plan and Elevations	062009-PAV-ST-01 A	18.06.2025
Details plan	Garage 01-R1 - Plan and Elevations	GAR01-R1-CB	13.03.2025
Details plan	Garage 01-R2 - Plan and Elevations	GAR01-R2-CB	13.03.2025
Details plan	Garage 02-R3 - Plans and Elevations	GAR02-R3-CB	13.03.2025
Details plan	Cycle Shed 01 - Plans and Elevations	062009-SH01	13.03.2025
Details plan	Cycle Shed 02 - Plans and Elevations	062009-SH02	13.03.2025
Details plan	Substation 01 - Plans and Elevation	062009-SUB01	13.03.2025
Layout plan	Land Use Plan	062009-BEL-SL-01-LUA	31.07.2025