Appeal 6017782

Appeal questionnaire

Submitted on 22 October 2026.

Appeal type	Full planning
Appeal site	The Willows, The Street, Cowfold, RH13 8BW
Appellant contact details	[redacted]
Application number	DC/26/0575

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	Yes
Listed Building	1354161 I THE PARISH CHURCH OF ST PETER
Listed Building	1027082 II THE COWFOLD STORES THE WILLOWS
Affects a scheduled monument	No
Conservation area	Yes
Conservation area map and guidance	Cowfold Conservation Area.pdf (/document/df6372e2-3f6e-4a4e-908a-bb2eee450416)
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes

Tree Preservation Order extent	Cowfold Stores TPO-0296.pdf (/document/17fdaaf8-b1d5-4faa-8f66-ceb00819b672) DB7A5EA870CD11E5AD629CB654F14168.pdf (/document/dade85a2-6e88-4088-97da-ed42c9f8308c)
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Schedule 1
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Initial Neighbour List.pdf (/document/9103eeee-af1d-4138-8515-683f291cb216) Inital Consultee List.pdf (/document/2beac3fe-a061-46fe-b666-c902678f7228)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Cowfold Stores Site Notice Photo.pdf (/document/12ea18b2-2429-4cf8-b07b-7546f9f6f0ce)
Letter sent to neighbours	Initial Consultee Letter.pdf (/document/31da7d76-9232-493a-80c0-27edbf45aeb3) Initial Neighbour Letter.pdf (/document/73edd547-50a3-4f1e-8830-7d9dd7efd2d8)
Uploaded press advert	Press Advert .pdf (/document/b3993b73-9d2b-4cec-a22f-1b8c944639a4)
Upload the appeal notification letter and the list of people that you notified	Appeal Notification Letter and List.pdf (/document/0b3dca6a-a4aa-4ee2-b408-3267ec92017d)

Consultation responses and representations

Statutory consultees	Yes HDC Arboriculture HDC Conservation Southern Water WSCC Archaeology

	WSCC Highways Cowfold Parish Council
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consultation Responces.pdf (/document/bbccb32e-d53c-408b-8972-cff781ec4f17)
Representations from other parties	Yes
Upload representations from other parties	Rep Letters.pdf (/document/f01e2055-c2d2-4a15-9f0b-d49d1429406e)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/8f2c590e-144c-4fbc-953b-80836f023ff2)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF Polices 1,2,3,12,13,15,16,24,32,33,34,35,36,37,38,40,41.pdf (/document/0bef6cc1-6976-431b-b1a1-99d335202f65) HDPF Cover.pdf (/document/0650fd53-100b-4bd9-849d-da658edd5a4c)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan Regulation 19.pdf (/document/a828722f-2060-466d-a9ca-a0729ebdb63b)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Cowfold-Neighbourhood-Plan-Referendum-4-September-2025.pdf (/document/0bf0888d-6081-4b2c-87fd-2368b0d23a1a) NPPF - August 2026.pdf (/document/d4e02a8a-18fe-4f78-9d28-6fa2a6673198) NPPF Cover - August 2026.pdf (/document/519078b7-8368-4c75-a626-acdd17d74d61)
Supplementary planning documents	Yes
Upload supplementary planning documents	Biodoversity and Green Infrastructure.pdf (/document/b607d468-c6ac-48ba-9184-77a91b8ed802) Planning-Obligations-and-Affordable-Housing-September-2017.pdf (/document/e61a5ba3-2929-40c8-a153-974e1181bd8a) Shaping Development in Horsham District.pdf

	(/document/7c9603c2-2c04-488a-b06a-f30aa4e8b12f)
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule_April-2017.pdf (/document/0e32dce5-02db-4a6a-ade8-4bf996935f13)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes So that a fair assessment can be made
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	Yes Limited parking availability

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes Will be provided within the planning statement
Have there been any significant changes that would affect the application?	National policy change Since the Council's decision, the National Planning Policy Framework (August 2026) has been published and replaces the previous December 2024 version. The principal changes relevant to this appeal are the introduction of new decision-making policies relating to sustainable development (Policies S3 and S4), stronger support for housing delivery (Policy HO7), increased emphasis on the efficient use of land within settlements (Policy L2), revised design policies (Policy DP3), updated heritage policies (Policies HE4-HE10) and revised flood risk and drainage policies (Policies F4-F8). Whilst these changes increase the positive weight attributable to the delivery of housing within settlements, they also reinforce the importance of achieving high quality design, conserving designated heritage assets and ensuring development is safe from flood risk. The Council considers that these changes do

	not materially alter its conclusions regarding the identified heritage, design, residential amenity and flood risk concerns that formed the basis of the refusal.

Original Evidence

Did the applicant submit a design and access statement with the application?	No
Did the applicant submit plans and drawings with the application?	Yes
Upload the plans and drawings submitted with the application	0575-Latest plan-06072026.PDF (/document/3965aaf0-c397-4a3b-9162-6f73c35f1e6e) 0575-Superseded plan-20042026.PDF (/document/76a89c01-858a-43cf-ba9a-8a7837765f9c) 0575-Superseded plan-07042026(1).PDF (/document/ce97f258-1aa8-4e3c-95ff-9736b8cb3262) 0575-Superseded plan-06072026(2).PDF (/document/0a1aa670-b017-4a58-b51c-b32b99d740eb) 0575-Latest plan-07042026(1).PDF (/document/0ceaa34f-c971-435d-8abf-b40437f3d742) 0575-Latest plan-20072026.PDF (/document/2bfedbf9-74b3-431f-91b2-c105ef0bbc2a) 0575-Superseded plan-06072026(1).PDF (/document/e307ba4f-9fcf-4a37-9058-c119ed853105) 0575-Latest plan-20072026(1).PDF (/document/4b582bf3-c055-4886-bbd3-c37573cbbb15) 0575-Superseded plan-06072026.PDF (/document/c1cf3dc1-38b5-425e-8074-c3d0857ec366) 0575-Superseded plan-07042026.PDF (/document/aaa39031-639d-4ea0-a4c6-d55daee3d82b) 0575-Latest plan-07042026.PDF (/document/389f54b5-7b88-437c-8aa3-e4f29eaf0469) 0575-Latest plan-20072026(2).PDF (/document/0102271b-35bc-4d13-8165-f91a54000a54)
Did the applicant submit any other documents with the application?	Yes
Upload any other documents submitted with the application	0575-Supporting statement-07042026(3).PDF (/document/6566d03c-9f5f-40c8-930e-34b7bdf536b5)

0575-Supporting statement-07042026.PDF (/document/d0d521fb-8aa5-4ba8-952d-3c4a079279e7)
0575-Supporting statement-07042026(1).PDF (/document/b9463581-3f95-4dcb-b044-445d0f8d2e93)
0575-Supporting statement-10072026.PDF (/document/01784a7c-1e5b-4459-8b4b-6051e4cb7adb)
0575-Supporting statement-20072026.PDF (/document/7354ce72-675d-48b6-abf7-9dcc2b259159)
0575-Supporting statement-06072026.PDF (/document/0a2d9f78-9941-4208-a68f-a747aa47e83b)
0575-Supporting statement-06072026(1).PDF (/document/0ad953fd-4268-4287-92c3-c04cd2007603)
0575-Supporting statement-07042026(2).PDF (/document/e57426e8-fdf2-4c75-996e-c71d6f180b4f)
0575-Supporting statement-07042026(4).PDF (/document/c26fd291-81c9-4046-a408-f1bd43991f7f)

What documents and plans did you use to make your decision?

Elevation & Floor plan: Proposed plans and elevations
Tree plan Tree Constraints Plan None
Tree plan Tree Protection Plan None
Tree plan Arboricultural Impact Assessment None
Block plan Proposed Block Plan None
Location & Site Plan Location & Site Plan 7079/001