

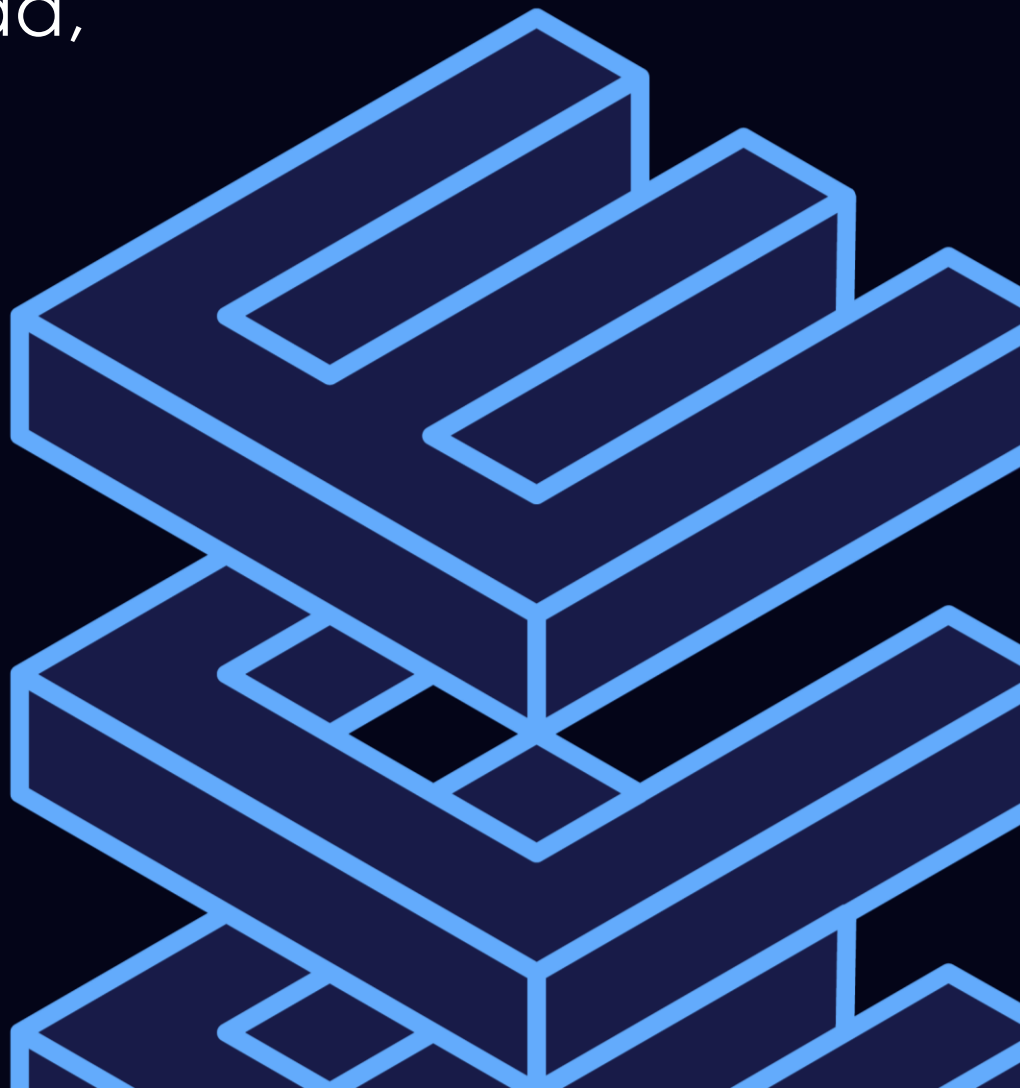


ECE Planning

Planning Statement including Heritage, Minerals Resource and Noise Assessment

Watermead,
Cowfold

June 2026



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Client: Earlswood Homes South East Limited

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1. Introduction

- 1.1. This Planning Statement including Heritage, Minerals Resource and Noise Assessment has been prepared by ECE Planning on behalf of **Earlswood Homes South East Limited** in support of the redevelopment of Watermead, Henfield Road, Cowfold, Horsham, West Sussex.

'Demolition of existing vacant storage buildings and erection of 9no. residential units, provision of open space and retention of pond.'

- 1.2. The proposals seek to make efficient use of a previously developed site which has been left vacant, to provide high quality family homes and provision of open space. This application follows positive pre-application discussions with Horsham District Council under reference PE/25/0153. These discussions are set out in detail within this Statement, and the pre-application response is appended to this Statement (Appendix A).
- 1.3. This statement will cover relevant planning policy and guidance, considering effects of the proposed development and relationship with existing neighbouring properties.
- 1.4. The following documents and drawings have been submitted in support of this application:
- Application Forms, Notices and CIL Forms
 - Planning Statement including Heritage, Minerals Resource and Noise Assessment
 - Architectural Drawings comprising Location plan, block plan, existing and proposed elevations, existing and proposed floor plans/roof plans.
 - Design and Access Statement
 - Topographical Survey
 - Landscaping Documents including Proposed Landscaping Arrangements and Planning Notes
 - Marketing Report prepared by Vail Williams
 - Tree Planting Report & Arboricultural Method Statement
 - Preliminary Ecological Appraisal including Biodiversity Net Gain Impact Assessment and calculations
 - Flood Risk Assessment including Drainage Strategy
 - Geotechnical and Ground Contamination Risk Assessment Report
 - Transport Statement

2. The Site

- 2.1. The site is located to the west of the A281 in Cowfold and to the north of the relatively new development known as 'Summer Meadow'. The site contains vacant commercial buildings which were last occupied in June 2024 by a lawn mower business as storage units. The land to the rear comprises vacant land associated with the previous business. To the south, the site benefits from an existing vehicular access point and is secured via metal gates. Refer to Location Plan below (Figure 1).

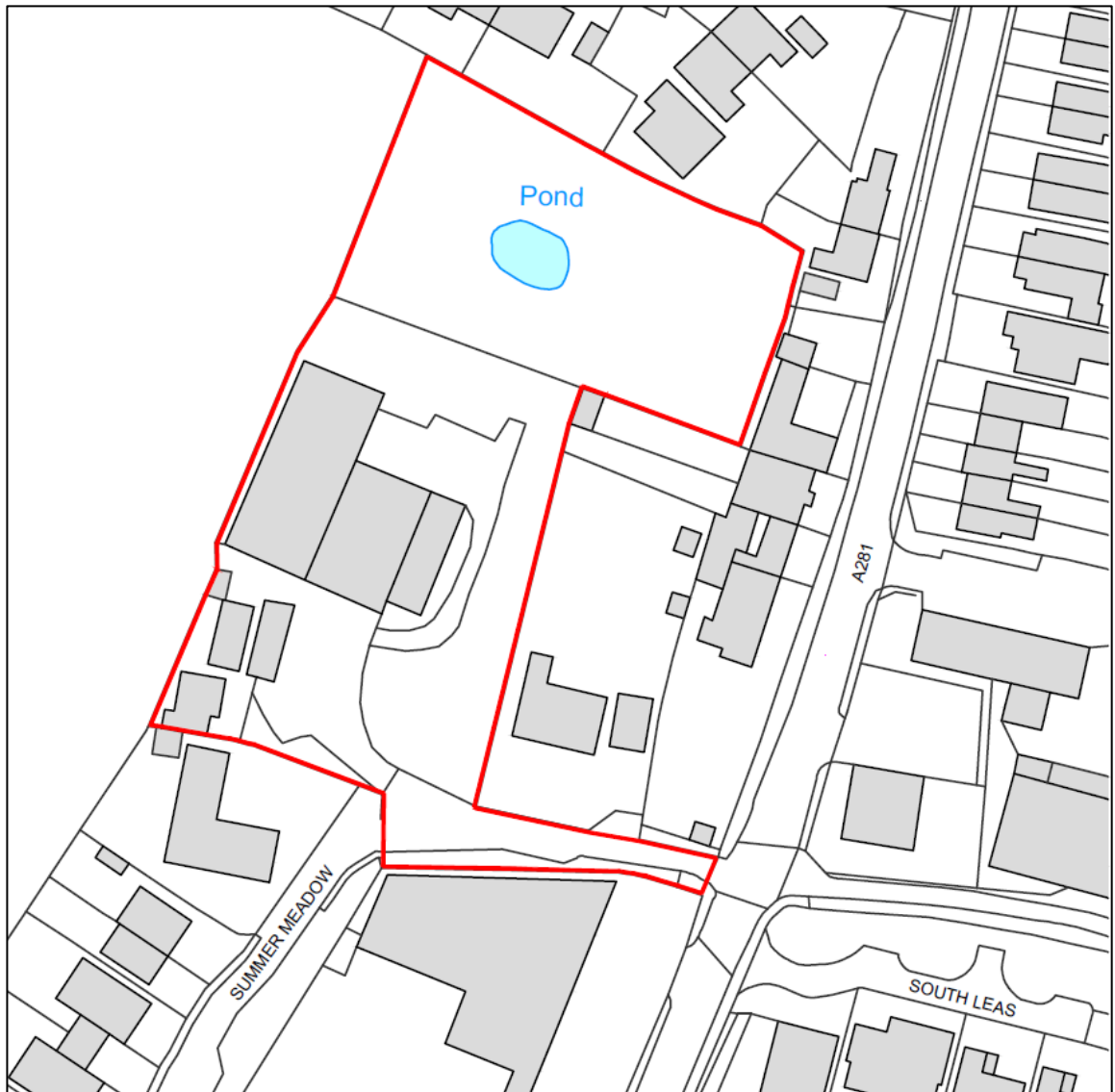


Figure 1 - Location Plan

- 2.2. The immediate surroundings consist of predominantly residential dwellings to the north and east. To the west is a field used for agricultural activities and to the south are a mix of residential and commercial uses including a Volkswagen Dealership. To the further east is the Hare and Hounds Public House. The site sits within a sustainable location and benefits from a number of bus stops located along the A281.
- 2.3. Horsham's Local Mapping Tool has been reviewed and reveals that the site is within the identified Built-up Area Boundary of Cowfold. The site is otherwise not directly constrained by any onsite landscape or heritage designations.

- 2.4. As illustrated in Figure 2, the land is situated approximately 295m from the Cowfold Conservation Area and approximately 333m from an Air Quality Management Area. To the south, approximately 155m away, are two Listed Buildings: the Grade II Listed Bulls House (ref. 1027083) and Wood Grange (ref. 1193000).

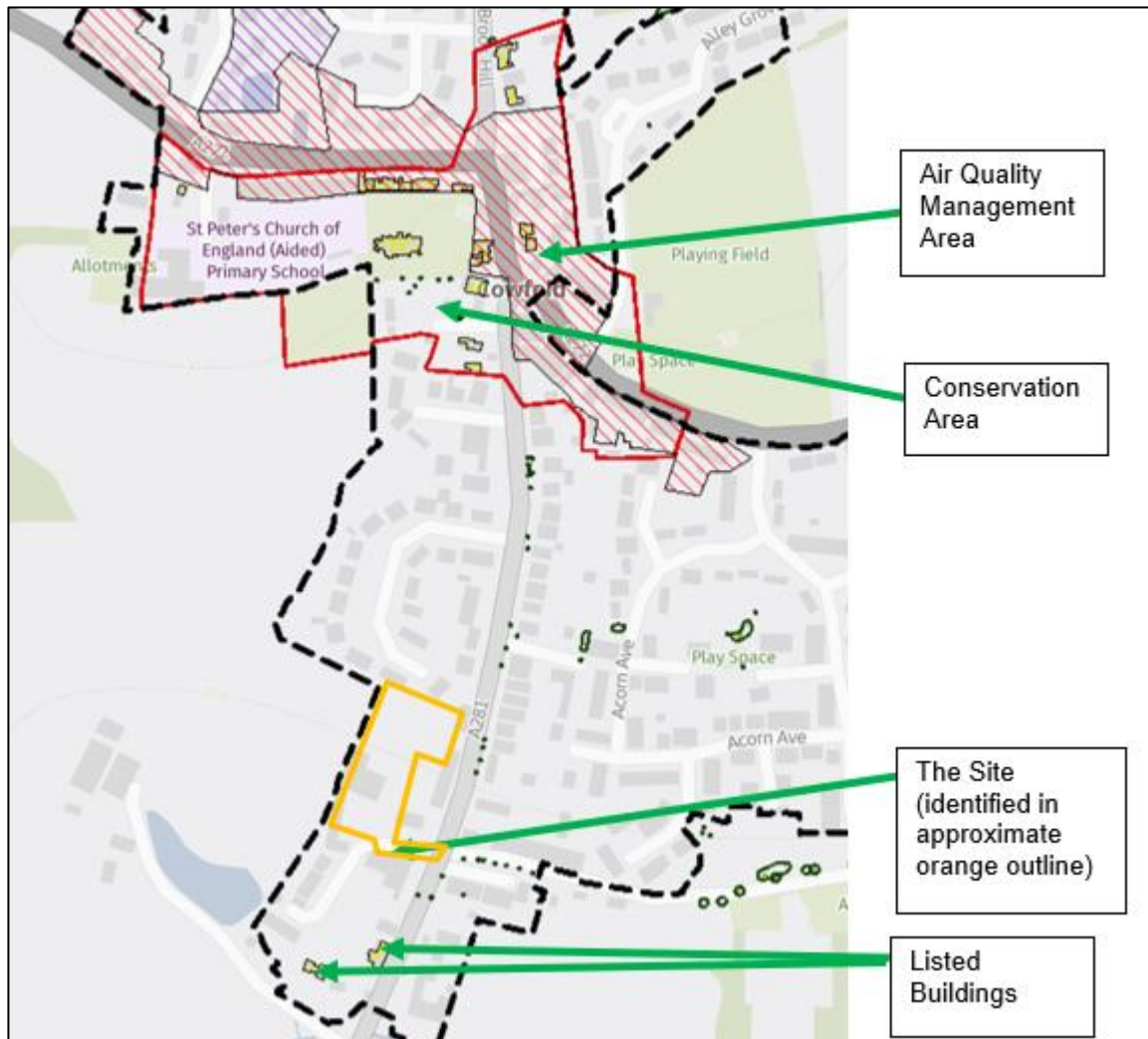


Figure 2 - Horsham District Council's Local Mapping Tool

- 2.5. The Government's Flood Maps for Planning have been reviewed and reveals that the site lies within Flood Zone 1, meaning that there is a low probability of flooding from fluvial and tidal sources. Refer to Figure 3.



Figure 3 - Government's Flood Maps for Planning (Flood Zones)

- 2.6. Regarding surface water flood risk, a very small portion of the site is at risk of surface water flooding, located around the dry pond in the north of the site. Refer to Figure 4.

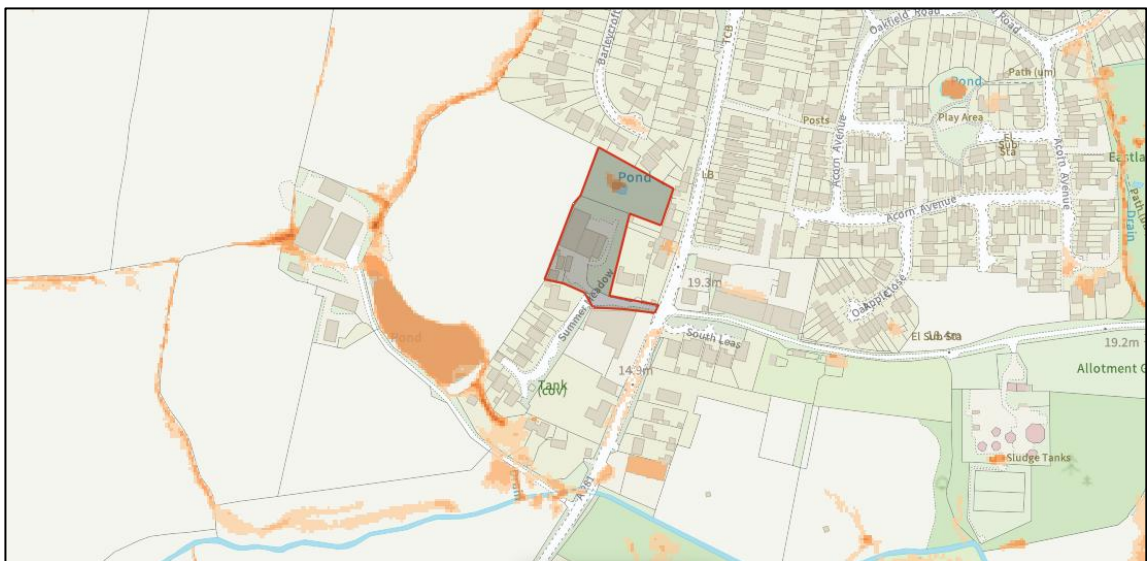


Figure 4 - Government's Flood Maps for Planning (Surface Water Flood Risk)

3. Planning History

- 3.1. A review of Horsham District Council's online register reveals that there is no relevant planning applications/history pertaining to the land. As set out previously in this Statement, a pre-application request was submitted to the LPA prior to submission of the application under reference PE/25/0153 for the *"Demolition of existing vacant storage buildings and erection of 9no. residential units on Land to the west of the A281 in Cowfold, West Sussex."*
- 3.2. The full response from the LPA is included at Appendix A. In summary, the response was positive subject to addressing a number of key considerations. This application seeks to address the key considerations as noted, and is accompanied by sufficient marketing to demonstrate that the existing use/buildings are no longer required for their established need. This is discussed in further detail later in this Statement.
- 3.3. The layout submitted in support of the pre-application request can be seen below:



Figure 5 - Pre Application Scheme Indicative Layout

- 3.4. In addition to the above, there are some relevant applications in the immediate area, as set out below:

DC/21/2584 - Erection of a detached bungalow. 45 Barleycroft, Cowfold. Permitted 30 September 2022.

- 3.5. The above site is situated to the immediate north of the application land and has been built out. The approved Block Plan can be seen in Figure 6.

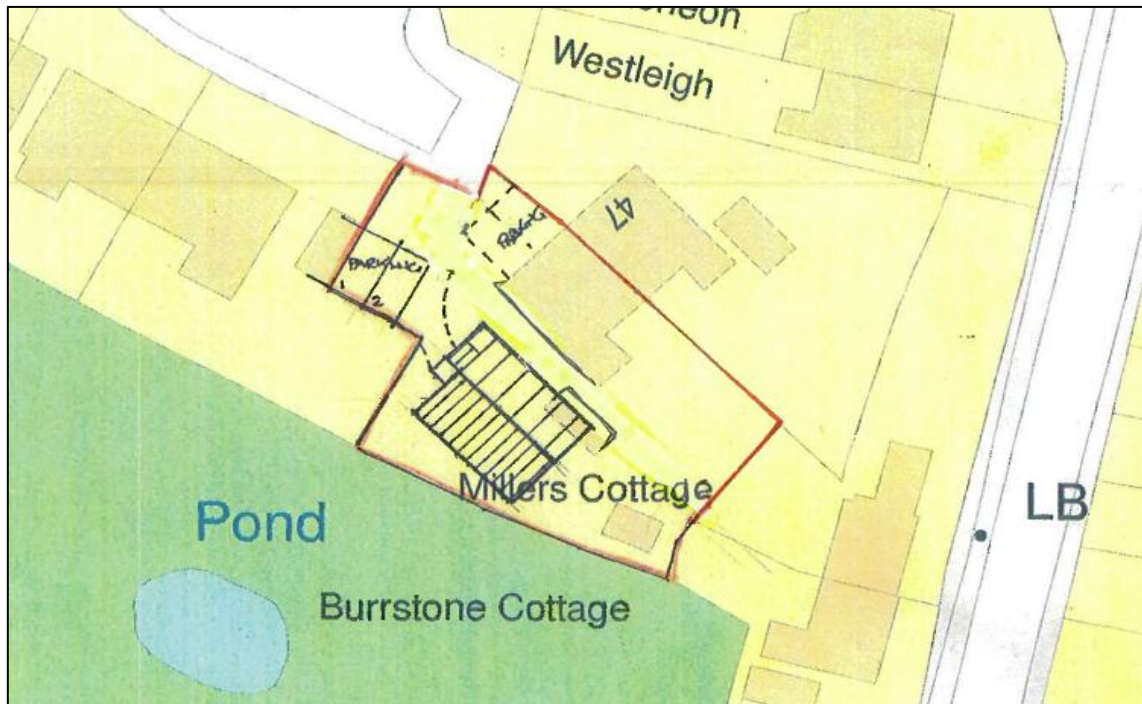


Figure 6 - Approved Block Plan for Application Reference DC/21/2584

DC/17/2352 - Erection of 8 dwellings with associated access, landscaping, parking and other associated works. Cedar Leas, Cowfold. Permitted 8 November 2018.

- 3.6. The above application pertains to land located to the immediate south of the site (as illustrated in Figure 7) and has also been built out. That application was permitted on the basis that the land fell within the built-up area of Cowfold, and was considered to represent appropriate infilling and of an appropriate nature and scale to maintain the character of the settlement. As such, the principle of development was found to be acceptable and the proposals were found to be in accordance with local and national planning policies. The development of 8 dwellings has since been renamed 'Summer Meadows'.



Figure 7 - Site Location in Proximity to Summer Meadows

4. The Proposal

- 4.1. The proposals seek to demolish the existing vacant commercial/storage buildings on the land and erect 9no. new residential dwellings. The proposed layout can be seen below, along with the proposed mix.



Figure 8 - Proposed Site Plan

- 4.2. Plots 1-7 would comprise two storey dwellings whilst Plots 8 and 9 would feature bungalows, as illustrated in the below Streetscenes. The proposed scale of the dwellings is discussed in further detail in Section 6 of this Statement.

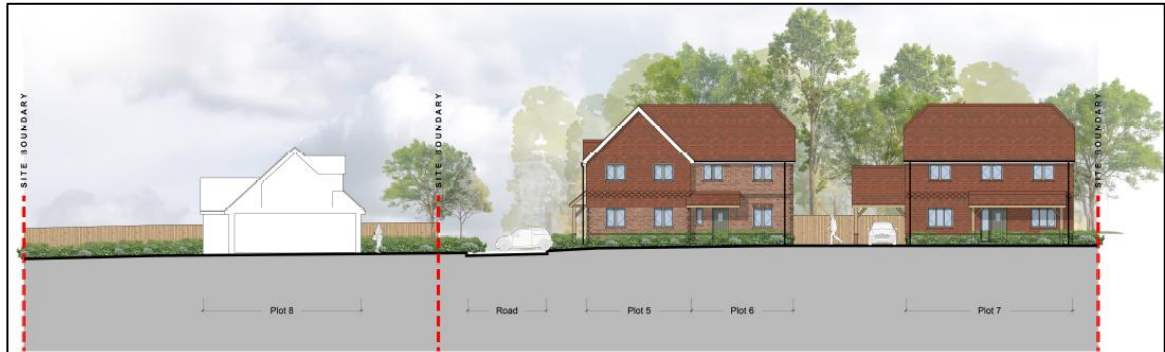


Figure 9 - Proposed Streetscene BB

- 4.3. In terms of design and materials, the units will be of a traditional style. Wall finishes of red multi-stock brick and tile hanging, with contrasting brick quoins, brick banding and brick window headers/cills detailing, drawing on the surrounding context. Refer to the accompanying Design & Access Statement for further information.
- 4.4. All dwellings would comply with Nationally Described Space Standards, with full details available in the accompanying floor plans. All dwellings will also benefit from private gardens, dedicated refuse (including recycling) and bike stores which would be located in the rear gardens.
- 4.5. Sufficient car parking will be provided across the site, with 2 spaces per dwelling in line with West Sussex County Council Parking Standards, as well as 2no. visitor spaces in the centre of the site. Roughly half of all units will benefit from car ports providing sheltered parking spaces. Access will be provided from the existing vehicular access to the south.
- 4.6. The proposals seek to retain and enhance the existing man-made pond on the land to the north, and provide open space and landscape buffers across the site. A number of key trees within the site will be maintained, particularly around the pond area in the north-west corner of the site. Existing hedgerow and vegetation will be retained and enhanced across the site where possible.
- 4.7. As explored later in this Statement and the accompanying Reports, a comprehensive drainage strategy has been suggested for the site and found to be suitable.
- 4.8. Please refer to the accompanying Design & Access Statement for further information.

5. Policy Overview

5.1. Introduction

- 5.1.1. At the heart of planning decision making are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the relevant Development Plan comprises the Horsham District Planning Framework (2015) and adopted Cowfold Neighbourhood Plan.
- 5.1.3. The National Planning Policy Framework (The Framework), the Planning Practice Guidance (PPG) and Supplementary Planning Guidance are material considerations, together with local guidance documents.
- 5.1.4. It should be noted that the adopted Horsham District Planning Framework is currently out of date by reason of it being over 5 years old. The Government require all Local Authorities to review the Local Plan every five years and therefore the Council are currently in the midst of preparing a new Local Plan for the District.
- 5.1.5. At the time of writing, the Local Plan hearings have recommenced, following a period of delay in 2025, to address concerns around the soundness of the plan. A new Inspector has been appointed and formal examination hearings re-commenced in April 2026. The new Local Plan is in the early stages of adoption, and its policies are therefore considered to hold limited weight in the determination of this application.
- 5.1.6. The relevant local and national planning policies have been reviewed in the preparation of this application and the proposals are considered to comply. These are discussed at length in Section 6 of this Report but the relevant policies are noted below.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF, most recently amended in 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which the local Development Plan is to be produced.
- 5.2.2. The following extracts of the NPPF are considered most relevant in the determination of this application. The below are not explored in detail within this Statement but have been fully reviewed in preparation of this application:
- **Chapter 2 (Achieving Sustainable Development)**
 - **Chapter 5 (Delivering a Sufficient Supply of Homes)**
 - **Chapter 9 (Promoting Sustainable Transport)**
 - **Chapter 11 (Making Effective use of Land)**
 - **Chapter 12 (Achieving well-designed places)**
 - **Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)**
 - **Chapter 15 (Conserving and enhancing the natural environment)**
 - **Chapter 16 (Conserving and enhancing the historic environment)**

5.3. Planning Practice Guidance (PPG)

- 5.3.1. The PPG supplements the overarching objectives of the National Planning Policy Framework. The guidance provided by the PPG has been fully considered in the creation of the application and the proposed plans are seen to be fully compliant with it.

5.4. Horsham District Planning Framework (2015)

- 5.4.1. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and is the overarching planning document for Horsham District outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007.
- 5.4.2. Although the HDPF is out of date by reason of it being over 5 years old, the following policies are considered of relevance and have been given full consideration in the preparation of this application.

- **Policy 1 - Strategic Policy: Sustainable Development**
- **Policy 2 - Strategic Policy: Strategic Development**
- **Policy 3 - Strategic Policy: Development Hierarchy**
- **Policy 9 - Employment Development**
- **Policy 15 - Strategic Policy: Housing Provision**
- **Policy 16 - Strategic Policy: Meeting Local Housing Needs**
- **Policy 24 - Strategic Policy: Environmental Protection**
- **Policy 25 - Strategic Policy: The Natural Environment and Landscape Character**
- **Policy 26 - Strategic Policy: Countryside Protection**
- **Policy 31 - Green Infrastructure and Biodiversity**
- **Policy 32 - Strategic Policy: The Quality of New Development**
- **Policy 33 - Development Principles**
- **Policy 34 - Cultural and Heritage Assets**
- **Policy 37 - Sustainable Construction**
- **Policy 40 - Sustainable Transport**
- **Policy 41 - Parking**

5.5. Emerging Horsham District Local Plan 2023 – 2040 (Regulation 19 Version)

- 5.5.1. With the Horsham District Planning Framework now being out of date, the Council has commenced work on a review of the Local Plan. The draft Horsham Local Plan will set out new development allocations, and policies for infrastructure, community facilities, design and heritage to guide development from 2023-2040.
- 5.5.2. The Draft Local Plan is currently undergoing Independent Examination (Regulation 24). Following a period of delay in 2025 to address soundness concerns, a new Inspector was appointed and formal examination hearings re-commenced in April 2026.
- 5.5.3. The Plan is presently being amended via a series of suggested Main Modifications, with significant matters, including the Spatial Strategy and Site Allocations, remaining subject to upcoming hearing sessions. In accordance with Paragraph 49 of the NPPF, because the Plan is still subject to unresolved objections and the examination process is ongoing, the policies within the emerging Local Plan should currently be afforded only limited weight in the determination of this application.

5.6. Cowfold Neighbourhood Plan (2019-2031)

5.6.1. Cowfold Parish has produced a neighbourhood plan which was adopted 9 October 2025. The plan has been reviewed in the preparation of this application and the following policies are deemed of relevance:

- **Policy 1: Groundwater and Surface-water Flood Risk**
- **Policy 2: Green Infrastructure**
- **Policy 3: Local Green Space**
- **Policy 9: Residential Development Principles**
- **Policy 10: Windfall Housing**
- **Policy 13: Housing Mix**
- **Policy 14: Employment**
- **Policy 16: Car Parking Provision**

5.6.2. While the Cowfold Neighbourhood Plan forms part of the development plan, the relevant policies carry limited weight. The CNP is based on outdated housing evidence from the Horsham District Planning Framework (2015) and was prepared and adopted in materially different circumstances. It fails to allocate an adequate level of housing to reflect current needs, relying largely on sites already permitted or identified elsewhere.

5.6.3. As such, the CNP is out of date and cannot be relied upon as an effective basis for decision-making in the context of the Council's acute housing shortfall.

5.7. Five Year Housing Land Supply

5.7.1. Horsham District Council published an Authority Monitoring Report (AMR) on 19 December 2025 which includes a summary of its housing position. This confirms that the housing target for the District set by national government is 1,338 using the standard methodology. Due to undersupply over the previous 3 years, a 20% buffer is applied to this figure, resulting in a revised target of 1,505.

5.7.2. That same report confirms that the Council could only demonstrate a Housing Land Supply of 1.7 years at that time. More recent appeal decisions (APP/Z3825/W/25/3365004) have confirmed that Horsham District Council can only demonstrate a Housing Land Supply of 1 year. In the absence of any additional sites identified and allocated for housing, that figure is likely to have worsened.

5.8. Other Relevant Guidance and Policies

5.8.1. In addition to those stated above, the following summarises the relevant guidance for this application:

- Revised County Parking Standards and Transport Contributions Methodology (2020)
- Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
- Community Infrastructure Levy (CIL) Charging Schedule (2017)
- WSCC Guidance on Parking at New Developments (September 2020)
- Air Quality and Emissions Mitigation Guidance for Sussex (2021)
- Biodiversity and Green Infrastructure Planning Advice Note (2022)
- Shaping Development in Horsham District document

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

- **Principle of Development**
- **Housing Mix**
- **Design, Form and Appearance**
- **Heritage Assessment**
- **Residential Amenity**
- **Access, Transport and Parking**
- **Flood Risk and Drainage**
- **Ecology and Biodiversity Net Gain**
- **Trees**
- **Landscaping**
- **Energy and Sustainability**
- **Air Quality**
- **Contamination**
- **Noise Assessment**
- **Minerals Resource**

6.2. Principle of Development

- 6.2.1. The application site comprises previously developed land within the defined built-up area boundary of Cowfold. It contains vacant commercial/storage buildings formerly associated with a lawn mower business, together with ancillary external land and an existing vehicular access. The proposals seek the demolition of the vacant buildings and redevelopment of the site to provide 9no. residential dwellings, together with open space, landscaping and ecological enhancement.
- 6.2.2. The starting point in the assessment of the principle of development is the Development Plan. Policy 3 of the Horsham District Planning Framework (HDPF) supports development within defined built-up area boundaries, including infilling and redevelopment proposals, where they are of an appropriate nature and scale and maintain the characteristics and function of the settlement. The site lies within the built-up area boundary of Cowfold, which is identified as a medium village in the settlement hierarchy and benefits from a range of day-to-day services and facilities, together with access to public transport along the A281. The site therefore occupies a sustainable location for residential development.
- 6.2.3. Policy 10 of the Cowfold Neighbourhood Plan similarly supports residential development on unidentified sites within the built-up area boundary, subject to compliance with other relevant policies. The site is therefore in a location where the principle of residential redevelopment is supported in spatial terms by both the HDPF and the Neighbourhood Plan.
- 6.2.4. The proposals also make effective use of previously developed land within the settlement boundary. This attracts substantial support in national policy. Paragraph 125(c) of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. The redevelopment of this vacant site for housing would therefore align closely with the Government's objective of directing development towards sustainable brownfield opportunities.

- 6.2.5. It is further material that the principle of residential redevelopment has already been considered by the Council through the pre-application process under reference PE/25/0153. The Council's response concluded that, subject to the provision of suitable supporting evidence, the principle of residential development on the site was acceptable. This application has been prepared having regard to those comments and is supported by the technical information requested, including evidence relating to the existing commercial use and its lack of ongoing viability or demand.
- 6.2.6. A key issue in principle is the loss of the site's existing lawful employment/commercial use. In this regard, Policy 9 of the HDPF seeks to retain employment land and premises unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose, having regard to market signals and the relative need for different land uses. Policy 14 of the Cowfold Neighbourhood Plan similarly seeks to resist the unnecessary loss of employment sites unless it can be demonstrated that the site is no longer suitable or required for employment use.
- 6.2.7. To address this matter, the application is supported by a formal marketing report prepared by Vail Williams LLP, dated 1 June 2026, which provides robust and up-to-date evidence of the site's active and prolonged exposure to the market for employment/commercial use.
- 6.2.8. The report confirms that Vail Williams were appointed as sole agents in November 2025 and undertook a comprehensive marketing campaign across a range of recognised commercial property platforms, including:
- Agents' Insight (Kato);
 - Rightmove Commercial;
 - the Vail Williams website;
 - Estate Agents Clearing House (EACH); and
 - a dedicated property microsite.
- 6.2.9. In addition to online marketing, the property was circulated to Vail Williams' database and specifically matched to 53 prospective occupiers. This demonstrates that the marketing exercise was not passive or superficial, but targeted and proactive.
- 6.2.10. The report further confirms that, in an effort to stimulate interest, the quoting rent was reduced in January 2026 by approximately 20%, from £75,000 per annum to £60,000 per annum. This is an important point, as it shows that the property has not simply been tested at an unrealistic level, but has been offered on revised terms intended to respond positively to market conditions and improve its attractiveness.
- 6.2.11. Despite these efforts, the report records that there have been no viewings requested or undertaken and no offers received.
- 6.2.12. Only a small number of enquiries were generated during the marketing period and, as set out in the enquiry schedule appended to the report, none progressed to a meaningful stage. The limited enquiries included interest from a ground investigation company, a vehicle repairs business, a joinery business, a gym operator and a biometric testing company, among others. However, all of these were either ruled out, not suitable, short-term only, or failed to progress following initial contact. Importantly, none translated into a viable or deliverable occupier.
- 6.2.13. The report identifies a number of clear and recurring reasons why the site has failed to attract commercial or industrial demand. These include:

- The property's location, whilst suitable in planning terms, is perceived by occupiers as relatively secondary, with limited prominence, visibility and proximity to amenities and transport links;
- the fact that competing stock in stronger and more established commercial locations is generally favoured;
- concerns regarding the access and the site's proximity to surrounding residential properties; and
- the fact that occupiers are increasingly seeking better quality accommodation and stronger working environments, consistent with a wider market "flight to quality".

- 6.2.14. The report also explains that newer business park stock in locations such as Southwater, Bolney and Partridge Green is proving more attractive to the market, offering modern accommodation in established commercial settings. Against that background, Watermead is at a clear competitive disadvantage.
- 6.2.15. In addition to locational issues, the report identifies constraints arising from the building itself. In particular, it notes that the building's specification and energy performance are influencing demand and that Minimum Energy Efficiency Standards (MEES) restrict the letting of lower-rated properties. The report observes that prospective tenants are increasingly unwilling to take on buildings that require significant capital investment to improve energy efficiency and overall quality.
- 6.2.16. Significantly, Vail Williams conclude that whilst refurbishment could theoretically improve the building's market position, the scale of investment likely to be required would not be justified having regard to the site's location and prevailing market conditions. In other words, the barriers to reoccupation are not simply cosmetic or short-term; they are rooted in the site's fundamental locational and commercial disadvantages.
- 6.2.17. The report's summary is clear and compelling. It concludes that the lack of demand is driven primarily by fundamental factors of location and building quality rather than by any deficiency in marketing exposure or quoting rent. It further advises that the challenges affecting the property are unlikely to be resolved through further price reduction or continued marketing alone, and that a planning-led or alternative use strategy is likely to be the most effective means of unlocking value.
- 6.2.18. This is a strong material consideration in support of the application. The submitted marketing evidence demonstrates that the site has been given a genuine and reasonable opportunity to continue in employment/commercial use, but that there is no realistic prospect of such a use being secured. The evidence is proportionate, market-facing and undertaken by a commercial agent with direct involvement in the disposal exercise. It therefore provides a robust basis for concluding that the loss of the existing use is justified.
- 6.2.19. It is also important to consider the site in its current context. The site now sits within an increasingly residential environment. It is immediately adjacent to the built-out Summer Meadows development to the south and to recently approved and existing residential properties to the north and east. In this context, the continuation or intensification of commercial activity on the site would be less compatible with the prevailing character of the locality and would have greater potential to generate vehicle movements, servicing, noise and disturbance in close proximity to neighbouring homes.
- 6.2.20. In addition to the above, it is important to note that an alternative commercial use on this land could have a detrimental impact on neighbours in terms of noise and disturbance,

particularly if the commercial operation were more intensive. This impact, on residential properties that immediately about the site, is sufficient to outweigh the absence of a full years' worth of marketing of the premises (as requested in the pre-application report) and justifies the redevelopment of the site to residential. Similar conclusions were made for a different application in the District under reference DC/18/2131 but which had no marketing available at all. We would therefore encourage the LPA to take a similar approach in this instance.

- 6.2.21. The proposed residential redevelopment would represent a more compatible and logical use of the site in townscape and amenity terms. It would remove vacant and utilitarian commercial buildings and replace them with a well-designed residential scheme that reflects the site's relationship with surrounding housing and the established built form of Cowfold.
- 6.2.22. The proposal would also deliver a number of wider planning benefits. These include the efficient redevelopment of a vacant brownfield site, the removal of redundant buildings, visual enhancement, ecological and landscaping improvements, retention and enhancement of the pond area, and the provision of 9 additional homes in a sustainable village location.
- 6.2.23. These benefits attract particularly significant weight in the present policy context. Horsham District Council is experiencing a severe housing land supply shortfall. As set out elsewhere in this Statement, the Council's latest published position and recent appeal decisions indicate that it can demonstrate only around one year of deliverable housing land supply. In these circumstances, the policies most important for determining the application are out-of-date and the tilted balance in paragraph 11(d) of the NPPF is engaged.
- 6.2.24. The delivery of 9 dwellings on previously developed land within the settlement boundary of a sustainable village therefore attracts substantial weight in favour of the development. The site provides an opportunity to contribute to the supply of housing without encroaching into the open countryside and without reliance on greenfield release.
- 6.2.25. Taking all matters together, the proposed redevelopment represents an appropriate, sustainable and efficient use of a vacant brownfield site within the built-up area boundary of Cowfold. The loss of the former commercial/employment use is fully justified by the submitted marketing evidence, which clearly demonstrates a lack of realistic market demand arising from fundamental locational and building-related constraints. When weighed against the clear benefits of the scheme, including the provision of much-needed housing and environmental enhancements, the principle of development is considered acceptable and in accordance with the Development Plan when read as a whole, together with the NPPF.

6.3. Housing Mix

- 6.3.1. The proposed development comprises the following housing mix:
- 2no. 2-bedroom dwellings
 - 6no. 3-bedroom dwellings
 - 1no. 4-bedroom dwelling
- 6.3.2. Policy 16 of the adopted Horsham District Planning Framework (HDPF) requires development proposals to provide a mix of housing sizes, types and tenures to meet the needs of the District and local communities. Policy 13 of the Cowfold Neighbourhood Plan similarly supports development proposals which provide an appropriate mix of dwelling sizes and types informed by the latest available evidence.

- 6.3.3. The latest Strategic Housing Market Assessment (SHMA) (2019) identifies an indicative need for a mix of market housing across the District, with a particular emphasis on 2 and 3-bedroom dwellings. The proposed development has been informed by this evidence together with the site context, surrounding character and market demand within Cowfold.
- 6.3.4. The Council's pre-application response confirmed that the proposed mix is considered to be "broadly in line with the SHMA", although it noted the absence of 1-bedroom dwellings and encouraged provision of smaller units if possible.
- 6.3.5. It should firstly be noted that the development proposes only 9 no. dwellings and therefore falls below the threshold for the provision of affordable housing. As such, the affordable housing requirements identified within the SHMA are not directly applicable to the proposals.
- 6.3.6. The proposed schedule of accommodation is set out below in comparison to the latest SHMA guidance for open market housing:

Dwelling Size	SHMA 2019 (Open Market)	Proposed Development
1-bedroom	5%	0%
2-bedroom	30%	22%
3-bedroom	40%	67%
4-bedroom	25%	11%

Table 1 - Proposed Schedule of Accommodation Compared to the Latest SHMA

- 6.3.7. While the proposed mix does not exactly replicate the proportions identified within the SHMA, housing mix policies should not be applied mechanistically or as rigid numerical targets, particularly on small windfall developments where site-specific constraints, viability considerations, design objectives and local character are all material considerations.
- 6.3.8. In this respect, the proposed mix is considered to represent an appropriate and balanced response to the characteristics of the site and surrounding area. The proposals predominantly comprise family housing, which reflects the prevailing character of surrounding residential development, including Summer Meadows and nearby dwellings within Cowfold.
- 6.3.9. The provision of predominantly 3-bedroom dwellings is also supported by the Council's own evidence regarding local housing demand. The Council's pre-application response confirms that the highest level of identified housing need within Cowfold presently relates to 3-bedroom accommodation, which accounts for approximately 42% of households on the housing register.
- 6.3.10. The proposed mix has also been influenced by the physical characteristics and constraints of the site, including the requirement to retain and enhance the pond area, provide meaningful landscaping buffers, achieve appropriate separation distances, retain existing trees where possible and deliver sufficient parking provision in accordance with West Sussex County Council standards.
- 6.3.11. It is also material that the proposals incorporate a range of dwelling types, including 3 no. bungalows, which would contribute positively towards housing choice and assist in meeting the needs of older residents, downsizers and those seeking single-storey accommodation within the local community.
- 6.3.12. The proposed housing mix must also be considered in the context of the Council's severe housing land supply shortfall. Horsham District Council can presently demonstrate only approximately one year of deliverable housing land supply and, in these circumstances,

significant weight should be afforded to the delivery of sustainable housing development. The provision of additional market housing within a sustainable settlement boundary therefore attracts substantial weight in favour of the proposals.

- 6.3.13. Overall, the proposed housing mix is considered to provide a suitable range of dwelling sizes and types which responds appropriately to identified housing needs, market demand, local character and site-specific considerations. The proposals are therefore considered to accord with the objectives of Policy 16 of the HDPF and Policy 13 of the Cowfold Neighbourhood Plan when read as a whole and in the context of the tilted balance engaged by Paragraph 11(d) of the NPPF.

6.4. Design, Form and Appearance

- 6.4.1. Policies 25, 32 and 33 of the Local Plan promotes development that protects, conserves and enhances the landscape character from inappropriate development.
- 6.4.2. The policies state that proposals should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.4.3. This application is supported by a Design & Access Statement which explores this in detail. In summary, the architectural approach adopted consists of a high-quality design that complements the neighbouring existing dwellings and generally enhances the surrounding area. It is considered that the proposed development makes efficient use of the site while not having an adverse impact on its surroundings.
- 6.4.4. The proposed heights of the dwellings being predominantly two storeys would be comparable to the surrounding area and therefore sit conformity with the existing vernacular of Cowfold. The proposed bungalows to the north-east of the site have been carefully positioned in relation to the neighbouring dwellings to avoid any detrimental impact on residential amenity and as requested by the LPA during pre-application discussions.
- 6.4.5. In terms of the layout, there is a desire to retain but enhance the existing man-made pond to the north of the site and provide enhanced landscape buffers along most boundaries of the site in order to create a soft development which would enhance the visual amenity of the area.
- 6.4.6. To conclude, the demolition of existing buildings and redevelopment of the site is considered a significant enhancement to the land and wider area, as explored in detail within the accompanying Design & Access Statement. The proposals are considered to comply with local and national planning policies.

6.5. Heritage Assessment

- 6.5.1. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Section 66(1) of the Act further requires decision-makers to have special regard to the desirability of preserving listed buildings and their settings.

- 6.5.2. At a national level, Chapter 16 of the National Planning Policy Framework (NPPF) seeks to conserve and enhance the historic environment. Paragraph 212 of the NPPF states that great weight should be given to the conservation of designated heritage assets, irrespective of the level of potential harm. Where development proposals would lead to less than substantial harm to the significance of a designated heritage asset, Paragraph 215 requires that harm to be weighed against the public benefits of the proposal.
- 6.5.3. At the local level, Policy 34 of the Horsham District Planning Framework (HDPF) seeks to ensure that development proposals conserve and enhance the historic environment and protect the setting of heritage assets, including listed buildings and conservation areas.
- 6.5.4. The application site itself does not contain any designated heritage assets and is not situated within a conservation area. The nearest designated heritage assets comprise the Grade II Listed Bulls House (List Entry Ref. 1027083) and Wood Grange (List Entry Ref. 1193000), located approximately 155m to the south of the site. The Cowfold Conservation Area is situated approximately 295m to the north-east of the site.
- 6.5.5. The site presently comprises vacant commercial/storage buildings and associated previously developed land positioned within the built-up area boundary of Cowfold. The surrounding context is characterised by a mixed pattern of modern residential and commercial development, including the recently completed Summer Meadows development to the south and commercial premises fronting the A281. The wider setting of nearby heritage assets is therefore already influenced by modern built form and contemporary development.
- 6.5.6. Owing to the separation distances involved, the intervening built form, mature vegetation and the established urban context surrounding the site, the application site does not form an important or sensitive component of the setting of the nearby listed buildings or Cowfold Conservation Area.
- 6.5.7. The proposed development has nevertheless been designed with careful regard to local character and traditional village vernacular. The proposed dwellings adopt a traditional architectural approach incorporating pitched roof forms, red brickwork, tile hanging and traditional detailing reflective of surrounding development within Cowfold. The proposals would therefore integrate appropriately within the wider streetscene and local context.
- 6.5.8. In addition, the proposals incorporate substantial areas of landscaping, retention of existing trees and enhancement of the existing pond area, all of which would contribute positively towards the appearance of the site and soften the visual relationship between the development and surrounding land.
- 6.5.9. The Council's pre-application response confirmed that the proposal was anticipated to have only a *"limited impact on the wider setting of the listed buildings to the south and the conservation area to the north"*. The Council further advised that the proposals should be of a high-quality design reflecting traditional vernacular materials and forms, together with appropriate boundary treatment responding to the transitional nature of the site between the built-up area and wider countryside. The submitted proposals have been developed having regard to those comments.
- 6.5.10. It is considered that the proposed redevelopment of the site would preserve the setting of nearby listed buildings and would not adversely affect the character or appearance of the Cowfold Conservation Area. The proposals would replace vacant and utilitarian commercial buildings with a high-quality residential development and associated landscape enhancements which would integrate sympathetically within the surrounding built environment.

- 6.5.11. Overall, the proposals would result in no harm to the significance or setting of nearby designated heritage assets. The development is therefore considered to comply with Chapter 16 of the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 34 of the HDPF.

6.6. Residential Amenity

- 6.6.1. Policy 33 of the Horsham District Planning Framework (HDPF) requires development proposals to consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties and ensuring unacceptable harm arising from overlooking, overshadowing, overbearing impact, noise or loss of privacy is avoided.
- 6.6.2. Policy 9 of the Cowfold Neighbourhood Plan similarly requires residential development proposals to maintain appropriate distances between buildings and avoid unacceptable adverse impacts on the amenity of neighbouring residential properties.
- 6.6.3. The proposed layout and dwelling positions have been carefully designed in response to the surrounding pattern of development and the sensitivities associated with neighbouring occupiers. Particular regard has been given to building orientation, separation distances, existing boundary treatments, landscaping opportunities and the relationship in levels across the site.
- 6.6.4. The site is bordered by existing residential properties to the north, east and south. In response, the proposals incorporate a combination of reduced building heights, offset relationships, landscape buffers and appropriate separation distances to ensure that the development integrates acceptably within its surroundings and does not give rise to unacceptable residential amenity impacts.
- 6.6.5. Particular attention has been given to the relationship with neighbouring dwellings along the eastern boundary fronting the A281, including The Old Bakery and Bakery Cottage (Refer to Figure below). These properties contain relatively limited first-floor side-facing windows directed towards the site and are separated from the proposed dwellings by approximately 12.5m in addition to intervening landscaping and boundary treatments.

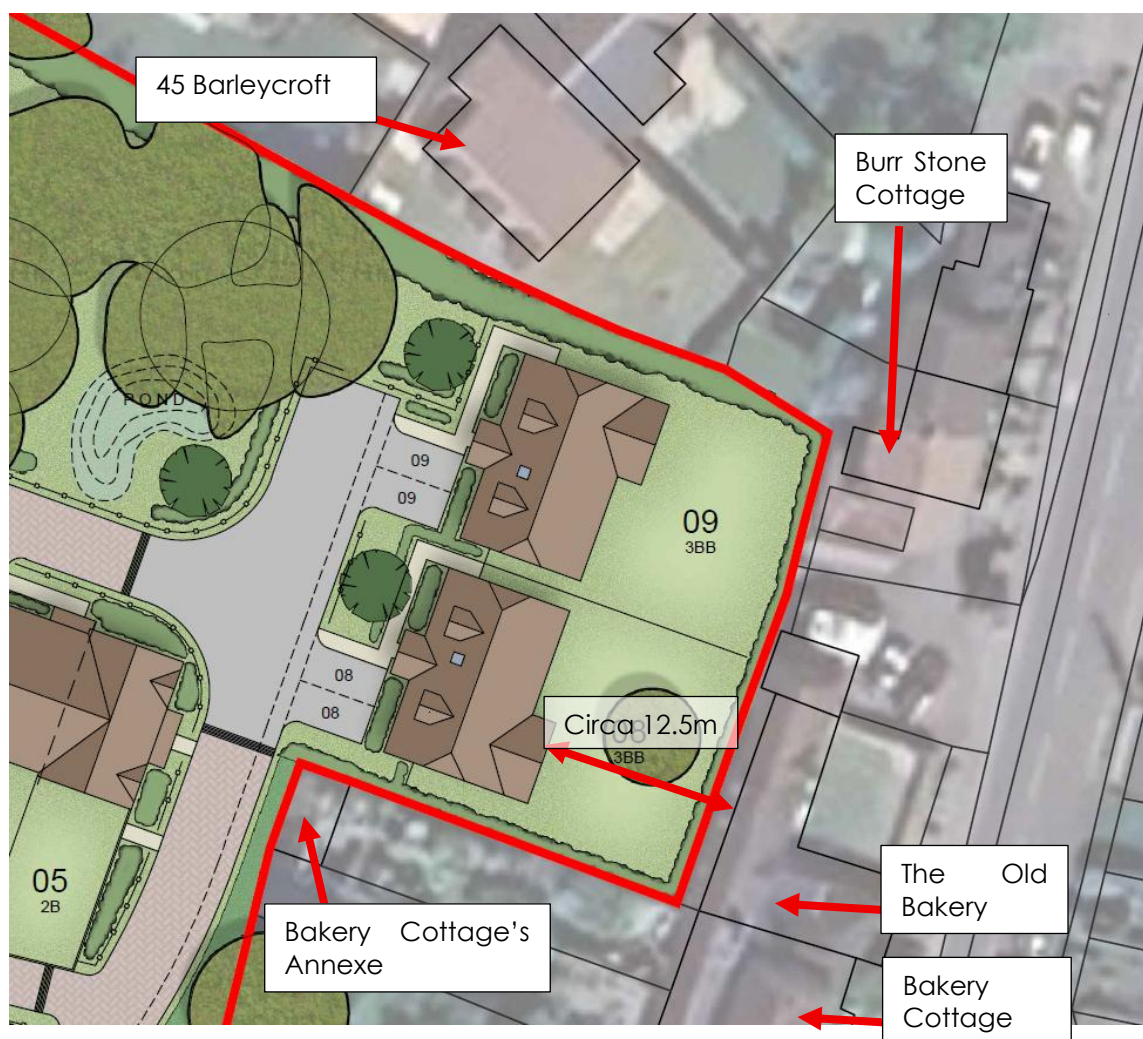


Figure 10 - Proximity to Neighbours



Figure 11 - Photograph of Dwellings to the East



Figure 12 - Photograph of The Old Bakery and Bakery Cottage

- 6.6.6. Furthermore, Plots 8 and 9 have intentionally been designed as single-storey bungalows and positioned adjacent to the eastern boundary in order to reduce visual impact, avoid perceptions of overbearing development and minimise opportunities for overlooking. The reduced scale and height of these dwellings materially limits any potential impact on neighbouring occupiers.
- 6.6.7. It should further be noted that ornamental hedging has been proposed along the boundaries of Plots 8 and 9, to further avoid overlooking and to directly address the pre-application comments in relation to providing landscaping and screening for plots 8 and 9. Refer to Figure below.



Figure 13 - Proposed Landscaping for Plots 8 and 9

- 6.6.8. The relationship with Burr Stone Cottage to the north has also been carefully considered. As illustrated in the proposed site plan, the proposed dwellings are offset from the principal outlook of the neighbouring property and would be separated by proposed landscaping and retained vegetation along the northern boundary. Consequently, it is not considered that the proposals would result in unacceptable overlooking, enclosure or loss of privacy.
- 6.6.9. In respect of the recently approved dwelling at 45 Barleycroft, the positioning and orientation of the proposed dwellings, together with the proposed landscape buffer and separation distances, are considered sufficient to ensure that no materially harmful overlooking or overbearing relationship would arise.

- 6.6.10. The internal layout of the development has similarly been designed to avoid unacceptable inter-looking between proposed dwellings through careful orientation, offset window relationships and appropriate spacing between plots.
- 6.6.11. Additional privacy mitigation would also be secured through the erection of close-boarded fencing and substantial soft landscaping as illustrated on the accompanying landscape proposals. The proposed landscaping strategy would further soften views, reinforce boundary definition and provide long-term screening between neighbouring properties.
- 6.6.12. It is also noted that the pre-application response was concerned about needing to provide landscaping to Plot 1. As set out within the proposed Landscaping scheme, the use of hedging and close boarded fencing addresses these concerns.
- 6.6.13. It is acknowledged that parts of the site sit at a slightly elevated level in relation to neighbouring land. However, the proposed layout, building heights, landscaping strategy and boundary treatments have been specifically designed to account for these level changes and ensure that unacceptable overlooking or dominance does not occur.
- 6.6.14. The Council's pre-application response confirmed that it was satisfied that the proposed design and layout had appropriately considered potential impacts upon neighbouring residential properties through suitable separation distances and building heights. The response also acknowledged that the use of bungalow forms for plots adjacent to sensitive boundaries represented an appropriate design response. The Council's recommendations as part of their pre-app have been addressed within the design amendments.
- 6.6.15. Overall, the proposed development has been carefully designed to ensure that neighbouring occupiers would retain an acceptable standard of amenity in respect of outlook, privacy, daylight and general living conditions. The proposals are therefore considered to accord with Policy 33 of the HDPF, Policy 9 of the Cowfold Neighbourhood Plan and the wider objectives of the NPPF.

6.7. Access, Transport and Parking

- 6.7.1. The proposed development is considered to be located in a sustainable area, owing its transport connectivity to the local and the wider area; as well as its close proximity to key local services, as set out previously within this Statement. The location of surrounding public transport options and the close proximity of local services sets the proposal in accordance Policy 40 of the HDPF and Section 9 of the NPPF.
- 6.7.2. As set out previously in this Statement, the proposals seek to retain and enhance the existing vehicular access into the site. The accompanying Transport Statement prepared by Paul Basham Associates assesses the suitability of the existing vehicular access to accommodate the additional proposed traffic and confirms that the existing access is suitable and no updates are required to accommodate the additional dwellings. Please refer to the accompanying Statement for further information.
- 6.7.3. Policy 41 of the adopted Local Plan states that *'adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired'*. Additionally, the 'West Sussex County Council Guidance on Parking at New Developments' (2020) has been reviewed in preparation of the application and identifies that the site is located in 'Zone 1' which generates a car parking need for the following:

Number of Bedrooms	Number of Habitable Rooms	PBZ 1
1	1 to 3	1.5
2	4	1.7
3	5 to 6	2.2
4+	7 or more	2.7

Figure 14 – Residential Parking Demand (spaces per dwelling) - West Sussex Guidance on Parking at New Developments

- 6.7.4. The guidance generates a requirement for 19.3 parking spaces based on the proposed housing mix. In addition, 0.2 spaces per unit are to be allocated for visitor parking, equalling a total of 2 visitor spaces. The total requirement generated by the proposals is therefore 21.3 parking spaces.
- 6.7.5. The proposals seek to accommodate a total of 20 parking spaces which comprises 18 allocated and 2 visitor spaces. As set out in the accompanying Transport Statement, WSCC's Guidance states that a reduction in the parking demand by 10% may be considered, based on the average variation in demand. A reduction of 1.3 spaces amount to an approximate 6.5% reduction below the recommended provision, which is within the variation boundary. In conclusion and as explored in further detail within the accompanying Statement, the proposals accord with parking standards.
- 6.7.6. In addition to the above, the proposals are in accordance with the relevant Guidance in relation to cycle parking spaces in which 2no. spaces will be provided per dwelling and within the curtilage of each dwelling. Further details can be secured by condition, if necessary.
- 6.7.7. In conclusion, the accompanying Transport Statement concludes that the proposed scheme is not considered to result in a detrimental impact on the current situation and would therefore comply with the NPPF. The proposals are further in accordance with guidance as set out by WSCC and HDC in relation to car and cycle parking. The proposals therefore are acceptable in terms of transport and highways.

6.8. Flood Risk and Drainage

- 6.8.1. The proposals are supported by a Flood Risk Assessment which has been prepared by GTA Civils & Transport Limited.
- 6.8.2. As set out within the accompanying Statement, the site lies wholly within Flood Zone 1 and is therefore at low risk of fluvial flooding. The assessment also concludes that flood risk from other sources, including groundwater and reservoirs, is negligible, with only limited localised surface water ponding associated with the existing pond and around the current building.
- 6.8.3. The report confirms that the proposed residential development is appropriate in flood risk terms and accords with the sequential approach in the NPPF. A sustainable drainage strategy is proposed comprising permeable paving, bioretention features and an attenuation tank, with surface water discharge restricted to 1 l/s, providing a significant reduction compared with existing runoff characteristics. Surface water is proposed to discharge at a controlled rate to the existing highway drainage network, subject to the relevant approvals.
- 6.8.4. Foul drainage is proposed to connect to the existing network serving the adjacent Summer Meadow development.

- 6.8.5. The FRA concludes that the development complies with the NPPF (2025), relevant planning practice guidance and the National Standards for SuDS (2025).
- 6.8.6. Please refer to the accompanying Report for further information.

6.9. Ecology and Biodiversity Net Gain

- 6.9.1. The NPPF seeks to conserve and enhance the natural environment, and this is also reflected by Policies 24 and 25 of the Horsham Local Plan. Biodiversity net gain become a legal requirement from April 2024 for minor redevelopment sites.
- 6.9.2. As such, an accompanying Preliminary Ecological Appraisal (PEA) has been prepared by ACD Environmental in support of the application and should be read in full.
- 6.9.3. In summary, the report confirms that the site is not subject to any statutory or non-statutory ecological designations, and identifies the main ecological features as two woodland parcels, scattered trees, scrub and grassland. The site has potential to support nesting birds, foraging and commuting bats, reptiles, badgers and other small mammals, but the buildings and trees to be removed were assessed as having negligible bat roost potential. Great crested newts, hazel dormice, otter and water vole were scoped out.
- 6.9.4. The PEA advises that any ecological effects can be appropriately addressed through standard mitigation measures, including timing of vegetation clearance, pre-commencement checks for nesting birds and badgers, sensitive vegetation clearance, and a sensitive lighting strategy to protect bat activity corridors. Ecological enhancements are also recommended, including bat and bird boxes, log piles / hibernacula, and native / pollinator-friendly planting.
- 6.9.5. The accompanying Biodiversity Metric identifies a shortfall in onsite habitat units and therefore confirms that offsite biodiversity measures and/or biodiversity credits will be required to secure policy-compliant Biodiversity Net Gain.
- 6.9.6. Overall, the report concludes that, subject to the recommended mitigation and enhancement measures, there is no overriding ecological constraint to the proposed development.

6.10. Trees

- 6.10.1. Policy 31 of the adopted Local Plan states *'development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained'*.
- 6.10.2. It is noted that Paragraph 136 of the NPPF states that *'trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.'* Policy 33 of the adopted Local Plan is also relevant and states that *'developments shall be required to [...] Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development'*.

- 6.10.3. The proposals have been carefully designed to ensure that trees are protected and preserved, with replacement planting and landscaping to complement the development where appropriate. The accompanying Arboricultural Method Statement and Tree Planning Report prepared by David Archer Associates confirms that the proposed development has been assessed in accordance with BS 5837:2012 and that, subject to the recommended tree protection and construction measures, the scheme will not result in unacceptable harm to retained trees.
- 6.10.4. The report identifies that a limited number of lower quality trees, hedges and part of one tree group are to be removed to facilitate the development, namely trees 6, 12–18 and 29–32, hedges H1 and H2, and a short section of Group G1. The assessment confirms that no pruning of retained trees is required to accommodate the scheme.
- 6.10.5. Where development lies close to retained trees, appropriate mitigation measures are proposed. These include supervised excavation works in limited areas within root protection areas, together with a no-dig construction technique for the turning head adjacent to Plot 9 to protect retained tree roots. Protective fencing will be erected around retained trees prior to commencement of works, and arboricultural supervision and monitoring will be undertaken throughout the construction phase.
- 6.10.6. Overall, the Arboricultural Method Statement concludes that, with the identified mitigation and protection measures in place, the development will not compromise the health, longevity or amenity value of retained trees. The proposals therefore accord with Policies 31 and 33 of the adopted Local Plan and with national policy in the NPPF in seeking to retain important landscape features and safeguard green infrastructure.

6.11. Landscaping

- 6.11.1. The proposals are supported by Landscaping Documents including Proposed Landscaping Arrangements and Planning Notes which have been prepared by Clive Warwick Landscape Design. The landscaping proposals, both soft and hard, have been prepared in accordance with the other accompanying reports in relation to trees, drainage etc.
- 6.11.2. In summary, the proposed landscaping scheme is considered to be of a high quality and seeks to retain existing vegetation and trees where possible. The proposals will result in a high quality design, representing a material improvement to the existing site. Please refer to the accompanying documents for further information.

6.12. Energy and Sustainability

- 6.12.1. Policy 37 of the Horsham District Planning Framework (HDPF) requires development proposals to improve the sustainability of development through the incorporation of sustainable design measures appropriate to the nature, scale and location of the scheme. The policy also requires all new development to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of the overall design.
- 6.12.2. As set out within the accompanying Design & Access Statement, the proposed development has been designed to reduce energy demand and operational carbon emissions through a fabric-first approach, the incorporation of energy efficient measures, and the use of low-carbon heating technology. The scheme therefore represents a sustainable and energy-conscious form of development that responds appropriately to current policy objectives.
- 6.12.3. The following sustainability measures have been incorporated into the proposals:

- high-quality dwellings designed in a manner that reflects the local vernacular, with materials sourced locally where practicable;
- a fabric-first approach to construction, including enhanced insulation, improved airtightness and reduced thermal bridging, in order to minimise heat loss and reduce energy demand;
- the use of Air Source Heat Pumps for all dwellings to provide low-carbon heating and hot water;
- energy efficient building design aimed at reducing operational carbon emissions over the lifetime of the development;
- careful design of internal layouts to maximise natural daylight to habitable rooms, thereby improving residential amenity and reducing reliance on artificial lighting;
- natural ventilation measures to support healthy internal environments and reduce cooling demand;
- water efficiency measures to ensure that the development is capable of meeting the optional Building Regulations standard of 110 litres per person per day;
- provision of a 7kW Electric Vehicle Charging Point for each dwelling in accordance with Building Regulations Part S; and
- integrated provision for the storage of refuse and recyclable materials within the curtilage of each dwelling (also noted on the drawings).

6.12.4. In addition to the above, the redevelopment of this previously developed site within the built-up area boundary of Cowfold also represents a sustainable pattern of development in locational terms. Future occupiers would have access to local services, facilities and public transport, thereby reducing reliance on the private car and supporting more sustainable travel choices.

6.12.5. Overall, the proposed development has been designed to incorporate a range of proportionate and effective sustainability measures which will reduce energy demand, lower carbon emissions and promote efficient use of natural resources. The scheme is therefore considered to accord with Policy 37 of the HDPF, together with the wider environmental and sustainability objectives of the NPPF.

6.13. Air Quality

6.13.1. Paragraph 199 of the National Planning Policy Framework (NPPF) states that planning decisions should contribute towards and enhance the natural and local environment by preventing development from contributing to unacceptable levels of air pollution. Planning decisions should ensure that new development is appropriate for its location and should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants.

6.13.2. At the local level, Policy 24 of the Horsham District Planning Framework (HDPF) seeks to ensure that development does not result in unacceptable levels of pollution or exposure to pollution, including impacts relating to air quality.

6.13.3. The application site is situated approximately 333m from the Cowfold Air Quality Management Area (AQMA), which is designated in relation to nitrogen dioxide concentrations associated primarily with vehicle emissions along the A281 corridor.

- 6.13.4. Notwithstanding the site's proximity to the AQMA, the scale of the proposed development is relatively modest, comprising only 9no. residential dwellings on previously developed land located within the built-up area boundary of Cowfold.
- 6.13.5. The proposed redevelopment would not give rise to significant traffic generation when compared against the lawful fallback commercial/storage use of the site. The accompanying Transport Statement confirms that the development would not result in a material increase in vehicle trips over and above the existing lawful use and would not have a severe impact on the surrounding highway network.
- 6.13.6. In addition, the site occupies a sustainable location within walking distance of local services, facilities and public transport connections along the A281 corridor, thereby providing opportunities for future occupiers to utilise sustainable modes of transport and reduce reliance upon private vehicle use.
- 6.13.7. The Council's pre-application response confirmed that an Air Quality Assessment would generally only be required for major development proposals and noted that a scheme of this scale would be unlikely to give rise to significant air quality effects requiring detailed technical assessment.
- 6.13.8. Furthermore, the proposed development would incorporate modern sustainable construction methods and energy efficiency measures, including electric vehicle charging infrastructure in accordance with current Building Regulations. The provision of EV charging points would assist in reducing future vehicle emissions associated with the development.
- 6.13.9. The redevelopment of the site from a vacant commercial/storage use to a high-quality residential development is also likely to improve the immediate environmental quality of the site through the removal of redundant buildings, enhanced landscaping and the introduction of additional planting across the development.
- 6.13.10. Taking all matters into account, it is not considered that the proposed development would result in unacceptable impacts upon local air quality, either individually or cumulatively, nor would it adversely affect the integrity or function of the Cowfold AQMA.
- 6.13.11. The proposals are therefore considered to accord with the objectives of the NPPF, Policy 24 of the HDPF and relevant Sussex air quality guidance.

6.14. Contamination

- 6.14.1. As a result of this historical use of the land, the application is accompanied by a Geotechnical and Ground Contamination Risk Assessment Report which has been prepared by Ashdown Site Investigation.
- 6.14.2. As set out within the accompanying Report, the preliminary contamination risk assessment identified potential pollutant linkages relation to proposed end users of the site. The ground investigation did not identify any of the potential contaminants to be present at concentrations considered to pose an unacceptable risk to either end users of the site or controlled waters beneath the site. No remedial measures or further contamination risk assessment works are considered to be necessary.
- 6.14.3. Please refer to the accompanying Report for further information.

6.15. Noise Assessment

- 6.15.1. Horsham District Council's Local Validation Requirements state that a Noise Assessment should be provided for developments which are likely to generate noise, or which are likely to be sensitive to noise arising from nearby uses and activities, including main 'A' roads and rail traffic.
- 6.15.2. In this instance, the application site is located approximately 68m to the west of the A281 and the proposed use is residential, which is recognised as a noise-sensitive use. Notwithstanding this, it is considered that a full technical Noise Assessment is not necessary in this case having regard to the site context, the nature and scale of the proposals, and the planning history of the immediate area.
- 6.15.3. Firstly, the proposed development is modest in scale, comprising only 9no. dwellings on land within the built-up area boundary of Cowfold. The site is not immediately adjacent to the A281 and is separated from it by existing development and roadside context. Whilst some road traffic noise will inevitably be audible across the site, this is a common characteristic of many residential environments and does not, in itself, render the site unsuitable for housing.
- 6.15.4. Secondly, it is material that the residential development immediately to the south of the site, known as Summer Meadows and approved under reference DC/17/2352, did not give rise to any substantive noise concerns through the planning process, notwithstanding its similar relationship to the A281 and surrounding uses. This provides a useful and relevant local precedent indicating that residential use in this location is acceptable in noise terms.
- 6.15.5. Thirdly, the proposed redevelopment of the site from its existing lawful commercial/storage use to residential would represent an improvement in amenity terms for the wider area. The existing lawful use has the potential to generate vehicle movements, loading/unloading activity, storage-related operations and general commercial disturbance which may be less compatible with the prevailing residential character of the locality. By contrast, the proposed residential use would be materially quieter and more in keeping with neighbouring land uses.
- 6.15.6. In addition, the layout of the scheme has been prepared with regard to neighbouring amenity and the living conditions of future occupiers. The retention of landscape buffers, the provision of private gardens, and the general disposition of dwellings across the site all assist in creating an acceptable residential environment. The proposed dwellings will also be required to comply with current Building Regulations in respect of sound insulation and ventilation.
- 6.15.7. Having regard to the above, it is considered that the proposal would not give rise to unacceptable noise impacts for either existing neighbouring occupiers or future residents of the development. The site is considered suitable for residential use in noise terms, and the absence of a full Noise Assessment is proportionate to the scale and circumstances of the application.
- 6.15.8. Should the Local Planning Authority nevertheless consider that further mitigation or investigation is necessary, any such measures could reasonably be secured by way of appropriately worded planning conditions. This could include, for example, a scheme of glazing, ventilation, or boundary treatment if required following detailed review.
- 6.15.9. Overall, the proposed development is considered acceptable in noise terms and compliant with the objectives of Policy 24 of the Horsham District Planning Framework,

Policy 33 insofar as it relates to protecting amenity, and the wider aims of the NPPF in securing a good standard of amenity for existing and future occupiers.

6.16. Minerals Resource

- 6.16.1. Within the HDPE, supporting text for Policy 2 (Sustainable Development) outlines that proposals should have regard to the defined County Minerals Safeguarding Area and Minerals Consultation Area guidance and policy prepared by West Sussex County Council. The site falls within Brick Clay Minerals Consultation Zone of the West Sussex Joint Minerals Local Plan (2018) and the associated Safeguarding Guidance.
- 6.16.2. As such, Policy M9 of the Joint Minerals Local Plan is relevant and states:
- "Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:*
- i. Mineral sterilisation will not occur; or*
 - ii. it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
 - iii. the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible."*
- 6.16.3. Under criterion i) while the site lies within a Mineral Safeguarding Area in relation to Brick Clay, given the size and nature of the site, any sterilisation of the mineral is not considered to have a likely significant effect on its availability across the County. In this respect the loss of the site on wider Brick Clay supplies would be inconsequential.
- 6.16.4. With regards to criterion ii) clearly the development of 9 dwellings is of importance for housing delivery for Horsham District, particularly where there is such a severe need. This need would in our view override the safeguarding of Brick Clay.
- 6.16.5. On this basis, the delivery of residential development on this site and within the built up area boundary would carry great weight in the decision-making process when considered against Policy M9 of the Minerals Local Plan.
- 6.16.6. In mineral extraction terms the scheme is considered acceptable.

7. Conclusion

- 7.1. This Planning Statement, including consideration of heritage, minerals resource and noise matters, has been prepared in support of a full planning application for the redevelopment of Land to the West of the A281, Cowfold, for:

"Demolition of existing vacant storage buildings and erection of 9no. residential units, provision of open space and retention of pond."

- 7.2. The application proposals seek to make efficient and sustainable use of a previously developed and vacant site located within the defined built-up area boundary of Cowfold. The site occupies a sustainable location within easy reach of local services, facilities and public transport and is well related to the existing pattern of development within the settlement.
- 7.3. The principle of residential redevelopment in this location is supported by the spatial strategy of the adopted development plan, including Policy 3 of the Horsham District Planning Framework and Policy 10 of the Cowfold Neighbourhood Plan, both of which support suitable infill and redevelopment proposals within built-up area boundaries. The proposals also attract substantial support from national policy which gives significant weight to the redevelopment of suitable brownfield land for housing.
- 7.4. The application is further supported by robust marketing evidence demonstrating that there is no reasonable prospect of the site being retained or re-occupied for employment or commercial purposes. The submitted evidence confirms that the site has been actively and appropriately marketed over a sustained period, including a reduction in asking rent, with no meaningful interest or offers received. The loss of the existing commercial/storage use is therefore fully justified, and the redevelopment of the site for residential purposes represents a more appropriate and compatible form of development in the context of the site's increasingly residential surroundings.
- 7.5. The proposed development would deliver 9 new homes in a sustainable village location at a time when Horsham District Council is experiencing a severe housing land supply shortfall. The Council's most recent evidence, together with recent appeal decisions, indicates that the District is currently only able to demonstrate approximately one year of deliverable housing land supply. In these circumstances, the delivery of new housing carries very substantial weight in favour of the proposals.
- 7.6. The proposed housing mix has been informed by the latest available evidence, the characteristics of the site and the local context. While modest in scale, the scheme would make a meaningful contribution towards local housing supply and would provide a range of dwelling types, including bungalows, thereby contributing positively to housing choice within Cowfold.
- 7.7. In design terms, the proposals have been carefully developed to respond positively to the surrounding character of the area. The layout, scale, form and appearance of the proposed dwellings are considered appropriate to the site and its context, and the scheme would replace vacant and utilitarian buildings with a high-quality residential development that would enhance the visual appearance of the land and wider locality.
- 7.8. The proposals have also been designed with careful regard to neighbouring occupiers. Appropriate separation distances, orientation, landscaping and boundary treatment have been incorporated to ensure that the development would not result in unacceptable impacts in terms of overlooking, overbearing effect, loss of privacy or

general residential amenity. The inclusion of bungalow forms in the more sensitive parts of the site further demonstrates a proportionate and responsive design approach.

- 7.9. In heritage terms, the site does not contain any designated heritage assets and is sufficiently removed from nearby listed buildings and the Cowfold Conservation Area such that the proposals would preserve their setting and significance. The development would therefore comply with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and Policy 34 of the HDPF.
- 7.10. The technical work submitted in support of the application confirms that the site is suitable for the proposed development. The accompanying Transport Statement demonstrates that the existing access can safely serve the development and that parking provision is acceptable when assessed against relevant local standards and guidance. The Flood Risk Assessment confirms that the site lies within Flood Zone 1 and that an appropriate drainage strategy can be delivered. Ecological impacts can be appropriately mitigated and enhanced through the recommended measures, with biodiversity net gain to be secured through offsite provision and/or statutory credits as necessary. Arboricultural impacts have been appropriately assessed and can be satisfactorily managed through the proposed protection and construction measures.
- 7.11. In addition, the proposals are acceptable in relation to air quality, contamination, noise and minerals safeguarding. No unacceptable environmental impacts have been identified and the scheme would result in the redevelopment of an underused and visually poor site in a manner which brings clear environmental, visual and residential benefits.
- 7.12. The development would therefore provide a number of important planning benefits, including:
 - the effective reuse of a vacant brownfield site within the settlement boundary;
 - the delivery of 9 new dwellings in a sustainable location;
 - a contribution towards addressing the acute housing land supply shortfall in Horsham District;
 - the removal of vacant and unattractive commercial/storage buildings;
 - visual enhancement of the site and wider area;
 - improved landscaping and ecological enhancement, including retention and enhancement of the pond area; and
 - a form of development that is more compatible with the surrounding residential context.
- 7.13. Taking all matters into account, the proposals are considered to represent sustainable development and comply with the Development Plan when read as a whole, together with the relevant provisions of the National Planning Policy Framework. In any event, and in the context of the Council's significant housing land supply shortfall, the tilted balance under Paragraph 11(d) of the NPPF is engaged and the adverse impacts of the development would not significantly and demonstrably outweigh the clear benefits.
- 7.14. For all of the reasons set out within this Statement and the accompanying application documents, it is respectfully concluded that planning permission should be granted.

Appendix A – Pre Application Response Dated 7 October 2025 under Reference PE/25/0153

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN112EN

Our ref: PE/25/0153
Your ref:
Officer: Alice Johnson
Email: alice.johnson@horsham.gov.uk
Tel: 01403 215322
Date: 7th October 2025

Dear Sir/Madam,

Location: Land To The West of The A281, Cowfold, Horsham, West Sussex

Details: Demolition of existing vacant storage buildings and erection of 9no. residential units on Land to the west of the A281 in Cowfold, West Sussex.

Your enquiry has been considered and I can advise as follows:

Site Location and Background:

The application site lies to the far south of the settlement of Cowfold, with the surrounding properties primarily of commercial and residential use. Currently there are industrial buildings on the site with a pond and treed area to the north, resulting in a sense of division. Boundary vegetation is scattered throughout the site with chain-link fencing being the most typical boundary treatment. To the south lies Summer Meadows, a new build development granted permission by DC/17/2352. The character of the locality is varied, encompassing mixed vernacular, with examples of detached and semi-detached properties prominent within the area. The development in the vicinity of the site is of fairly low density to the south, with the higher density development closer to the village centre to the north and east.

Planning history indicates the existing building on the site has permission to be a showroom and store. Permission has also been granted by CF/16/75 for use of the building as a workshop and store.

The submitted information seeks advice on the erection of 9 dwellings. Plots 8 and 9 are to be bungalows/1 ½ storey with the remaining properties being 2 storey. Each dwelling has been allocated a garden and two parking spaces, with two visitor bays situated at the front of the development.

Principle of Development

Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.

The application site lies within the defined built-up area of Cowfold, which is categorised as a "Medium Village" under Policy 3 of the HDPF. These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. The application site is therefore considered to be within a sustainable location close to local facilities and services.

Policy 9 of the HDPF states that redevelopment of employment sites and premises outside Key Employment Areas, must demonstrate that the site/premises is no longer needed and/or viable for employment use.

Policy 14 (iii) of the Cowfold Neighbourhood Plan (CNP) states development proposals that would result in the loss of any land, currently in business or other employment use, in the Parish will not be supported unless it can be demonstrated that business use is no longer viable.

The submitted documents confirm the premises is now vacant and the applicant considered the commercial use of the site would be discordant with the neighbouring residential use. It is point of fact that Policy 9 and HDPF and Policy 14 of the CNP requires any formal submission to contain robust evidence demonstrating the site is no longer needed and/or viable for employment use. I understand from our discussions that you would like confirmation as to the minimum time we would expect to see advertisement for the site. Following discussions with the Economic Development Team I can confirm we would expect to see a marketing period of a minimum of 12 months. This marketing information should be submitted with any formal application. This should show marketing was active, on flexible terms as far as is reasonably possible, and be accompanied by justification as to demand and why any interested parties did not pursue their interest. Any formal submission would be subject to comment from the team and compared to HDC's expected demand.

As of the 8th of October 2025 it is expected the Cowfold Neighbourhood Plan (CNP) would hold full weight. The plan is under five years old, contains policies and allocations to meet its identified housing need. The plan also includes policies on design, windfall development within the built up area boundary, residential development principles and car parking provision.

Subject to the provision of suitable evidence requested above the principle of residential development on the site is considered acceptable, subject to all other material considerations.

Housing Mix

HDPF policy 16 provides that development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities as evidenced in the latest Strategic Housing Market Assessment (SHMA). The appropriate mix of housing types and sizes will, also, dependent upon the established character and density of the neighbourhood and viability of the scheme.

Policy 13 of the CNP states *"development proposals, which include a mix of dwellings, types and sizes as indicated in the latest housing needs survey, will be supported."*

The strategic conclusions contained within the latest SHMA¹ (2019) for Horsham District provide a break-down of need for different sized market and affordable homes as follows:-

¹ https://www.horsham.gov.uk/_data/assets/pdf_file/0020/79130/Northern-West-Sussex-Strategic-Housing-Market-Assessment.pdf

Table 71: Strategic Conclusions on the Need for Different Sizes of Homes – Horsham

	Affordable Rented	Low Cost Home Ownership	Market Housing
1-bed	35%	25%	5%
2-bed	30%	40%	30%
3-bed	25%	25%	40%
4+ bed	10%	10%	25%

An indicative housing schedule/mix has been provided, this has been summarised below;

Dwelling Size	Number	Percentage
1-bed	0	0%
2-bed	2	22.2%
3-bed	6	66.66%
4+ bed	1	11.1%

This mix is broadly in line with the SHMA; however, the lack of 1 bed dwellings and focus on 3 bed dwellings is noted. We would encourage some provision of one-bed market homes if possible.

Affordable Housing:

Policy 16 states “on sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable.”

Were the site to be 0.5ha, or above, three (3.15) affordable dwellings should be provided.

The 2019 SHMA promotes a mix of housing sizes for affordable rent, though, in the determination of a future application the Council will rely on more recent advice from its Housing Team based on current demand within the locale of respective sites. In this regard the housing register for Cowfold has 141 householder waiting for housing of which is broken down into:

- 35 households (24%) in need of a 1-bedroom unit,
- 26 households (18%) in need of a 2-bedroom unit,
- 60 households (42%) in need of a 3-bedroom unit
- 20 households (14%) in need of 4 or more bedrooms

The expectation of the Authority is that affordable housing is delivered on a 70/30 ratio in favour of affordable rent over other affordable housing products.

Character, Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform and development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important view.

Policy 9 of the Cowfold Neighbourhood Plan states “*Residential Development proposals will be supported where they are within the built-up area of Cowfold and:*

- a. are of a sympathetic scale, relating positively to the character, function and layout of the area;*
- b. maintain appropriate distances between buildings to avoid unacceptable adverse impacts on existing facilities or amenity of adjacent residential properties;*
- c. Incorporate the use of high-quality building materials and finishes consistent with high thermal efficiency;*
- d. are of a density that is appropriate to its location and has regard to current levels in the immediate area;*
- e. are designed to account for the unavailability of mains gas; and*
- f. Provide appropriate infrastructure to facilitate EV charging for car parking spaces without the need for further groundworks.”*

Limited information has been provided in relation to the dwelling design. The inclusion of chimneys, brick or tile details on the elevations, gable ends and bay windows would reflect existing dwellings along the A281 and should be incorporated into the scheme. Plots 5-7 appear to have grey roofs suggesting they would be of a different design. Care should be given to this variation to ensure the sites design remains cohesive.

Layout

The site access road is wide and appears as an overengineered part of the centre of the site. There appears to be a lack of consideration given to pedestrian access also. A large amount of hard surfacing has also been used to provide the parking spaces for plots 7 and 9. Amendments to reduce the hard surfacing and integrate planting more seamlessly into the design are recommended. Thought should also be given to re-locating the parking for plot 6, which is set away from the property frontage, ensuring it has a suitable relationship with the dwelling.

Care should be taken to ensure the western boundary does not appear abrupt and a landscape buffer prior to any fencing is recommended.

Heritage:

Any submission would be expected to demonstrate compliance with Policy 34 of the HDPF and Chapter 16 of the NPPF. We would require any formal application to clearly assess the impact on the significance of the setting of the neighbouring listed buildings and identify the level of harm as required by national policy.d. Our Heritage officer has advised:

“From the information submitted it would be suggested that the proposal would have a limited impact on the wider setting of the listed buildings to the south and the conservation area to the north. It would be expected that the proposal would be of a high quality design, reflecting the traditional vernacular materials and form of the village, and that the boundary treatment would respect the transitional nature of the site between the built up area of the village and the wider countryside. I haven’t undertaken a site visit but Church Farm is identified as being the site of a historic out farm, however it maybe that any historic fabric has been lost.”

Neighbouring Amenity:

Policy 33 of the HDPF states that development should consider the scale, massing, and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties and ensuring unacceptable harm to amenity of neighbouring properties, such as overlooking or noise, is avoided.

The infill nature of the site results in a high-density design, set in close proximity to the existing dwellings. Whilst such a layout is not unexpected within the BUAB mitigations to prevent unacceptable impacts on amenity should be made. Particular attention should be paid to landscaping and screening for plots 1, 8 and 9. It is unlikely that the tree planting for plot 1 could be considered suitable screening given it is located within a garden raising uncertainty about its retention in perpetuity.

I am satisfied that the proposed design and layout has considered the potential impacts to the neighbouring residential properties through appropriate separation distances and the building heights for plot 8. The relationship between no.9 and the consented bungalow appears tight and awkward, you may wish to consider a conventional bungalow scale to ease the resulting impact. Further attention however, should be paid to the boundary planting, treatments and landscaping of the site. The Design and Access Statement for any submission should provide commentary on this, particular with regard to overlooking, light and noise given the elevated topography of the site.

Highways, Traffic and Access

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Policy 33(8) of the HDPF requires, where appropriate, the incorporation of convenient, safe, and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings.

At this stage, I cannot offer any comments on the likely acceptability of the proposal on highways matters, as these would be assessed by the Local Highways Authority (West Sussex County Council). I can advise that WSCC do offer separate pre-application advice service.

The Local Highway Authority (LHA), West Sussex County Council, operate their own pre-application advice service further details of which can be found through the following link:

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-applicationadvice-for-roads-and-transport/>

You may wish to consider consulting the LHA on the proposed parking and access arrangement through the above pre-application service.

Drainage:

The desktop survey indicates parts of the site has a 1 in 30 risk of surface water flooding and then to a larger extent a 1 in 1000 likelihood. The submission of a site-specific Flood Risk Assessment should demonstrate avoidance of built form proposed on the 1 in 30 risk area (which appears to be the existing pond) and include details of the site drainage strategy.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality

should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Accordingly, a Water Neutrality Statement (WNS) would be required as part of any submission. I highly recommend reviewing the Horsham Water neutrality and planning applications FAQs page to get clarity on the detail expected within a WNS:

<https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications>

I understand from our meeting that you would intend to offset against the existing building on site. We would expect to see water bills to evidence the baseline water use at the site, to fully understand the required water demand that the proposal would generate in order to be offset.

The proposal would otherwise be able to access SNWCS. More information can be found at: <https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/sussex-north-water-certification-scheme>

Land Contamination / Soils:

Whilst the proposal may not raise any obvious concerns over potential contamination. It is worthwhile considering the historic land uses on this site, particularly in the event of any large areas of excavations necessary for the new buildings. Also, given the age of the buildings involved, it is possible that asbestos may be present within the existing fabric of the current buildings and associated services. A Contaminated Land Risk Assessment may therefore be necessary.

Application Submission:

In support of any future planning application the following is a 'without prejudice' summary of the supporting documents that would be expected to be submitted. In addition to the application form, CIL form, application fee and usual suite of location plans and architectural drawings, the supporting documents that should be submitted include:

- Planning Statement including affordable housing statement and heritage statement.
- Design and Access Statement
- Landscape Masterplan to include any mitigation measures recommended within the landscape appraisal
- Outline Landscape Management and Maintenance Plan.
- Indicative existing and proposed levels plans for all external earthworks. Such details to include cross sections where necessary.
- Arboricultural Impact Assessment and Tree Survey
- Ecology Assessment and Surveys
- Transport Statement / Parking Demand to reflect site specific criteria
- Energy Statement
- Air Quality Assessment with Damage Cost Calculation – required for major schemes, measurements of the site area show it to be above 0.5ha.
- Land Contamination Assessment
- Flood Risk Assessment and Drainage Strategy (any SuDS proposals must reflect and be coordinated with the proposed landscape strategy)
- Water Neutrality Statement
- Biodiversity Net Gain DEFRA Metric and statement.

In terms of engagement, you may wish to liaise with Cowfold Parish Council to arrange to attend their Committee Meetings to present your plans, before considering a formal submission to HDC. You may also wish to contact residents who live nearest the site to brief them about the proposals,

and to ascertain their views. A Statement of Community Involvement should be submitted with any future planning application to summarise what was undertaken.

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0153 in your submission.

Yours faithfully

Alice Johnson
Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.

