



Mr Nicholas Sutton
Ecopump Limited
The Willows
The Street
Cowfold
West Sussex
RH13 8BW

Application Number: DC/26/0575

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Erection of 1 no dwellinghouse in the garden of Cowfold Stores. (Full Application).

The Willows The Street Cowfold West Sussex

as shown on Plan and Application Number DC/26/0575 submitted to the Council on 20/04/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development, by reason of its scale, massing, design and siting within the constrained rear curtilage of the Grade II Listed Cowfold Stores, would result in a cramped and intrusive form of development that would cause less than substantial harm to the significance of the listed building through harm to its setting. The identified public benefits associated with the provision of a single additional dwelling are not considered sufficient to outweigh this harm. The proposal is therefore contrary to Policy 34 of the Horsham District Planning Framework (2015), Policy 4 of the Cowfold Neighbourhood Plan (2019-2031) and the National Planning Policy Framework.
- 2 The development, by reason of its scale, massing, layout and relationship with surrounding properties and land, would represent a cramped and contrived form of overdevelopment that would fail to respond positively to the character, grain and spatial qualities of the site and its surroundings. The development would not constitute high quality design and would fail to make a positive contribution to local character or sense of place. The development is therefore contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015), Policies 4 and 9 of the Cowfold Neighbourhood Plan (2019-2031) and the National Planning Policy Framework.
- 3 The development, by reason of its siting, scale and proximity to neighbouring residential properties, would result in an unacceptable loss of light and outlook to occupiers of Willows Cottage and residential flats within Cowfold Stores. In addition, the subdivision of the existing garden would result in an inadequate provision of communal amenity space for occupiers of the existing flats, with the introduction of a further dwelling within this constrained area increasing the likelihood of future pressure being exerted for pruning or removal works that would not otherwise be justified in arboricultural terms. The proposal would therefore fail to

provide or maintain an acceptable standard of residential amenity and is contrary to Policy 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

- 4 It has not been demonstrated that the development would be safe from surface water flood risk for its lifetime, would not increase flood risk elsewhere, or that appropriate drainage and surface water management measures can be accommodated within the site. In the absence of a Flood Risk Assessment and supporting drainage information, the Local Planning Authority is unable to fully assess the flood risk implications of the proposal. The proposal is therefore contrary to Policy 38 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed plans and elevations 28.5.26	01	05.07.2026
Tree plan	Tree Constraints Plan	None	05.07.2026
Tree plan	Tree Protection Plan	None	05.07.2026
Tree plan	Arboricultural Impact Assessment	None	05.07.2026
Block plan	Proposed Block Plan 28.05.26	None	05.07.2026
Location & Site plan		7079/001	07.04.2026

Note To Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 18/08/2026

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.