

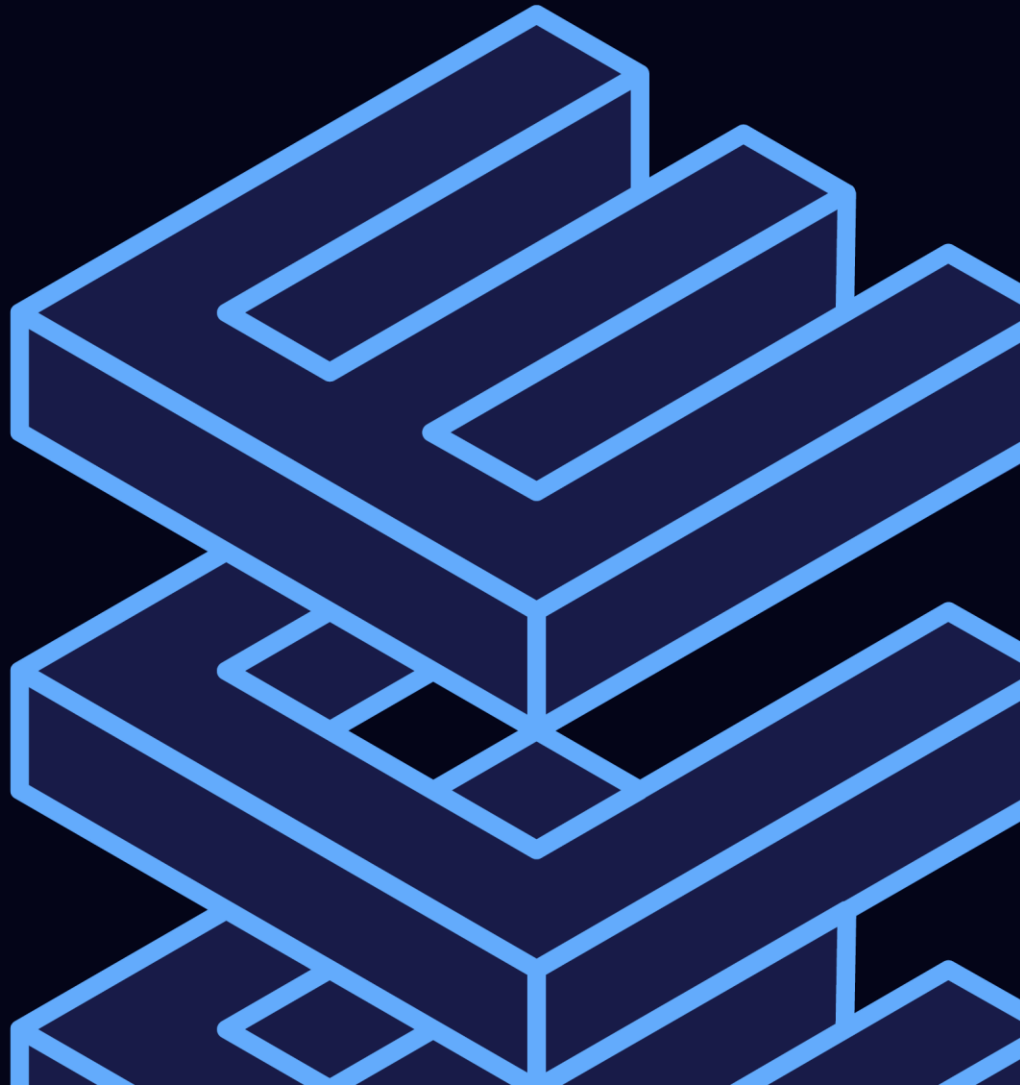


ECE Planning

Planning and Design Statement

Eastlands Lane

March 2026



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Project Name: Eastlands Lane

Location Land to the North of Eastlands Lane, Cowfold

Client: Eastlands Farm Ltd & Hunter Developments Ltd

File Reference: P2305

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Rev A	06.03.2026	S Lower	C Barker	Initial Draft
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1. Introduction

- 1.1. This Planning and Design Statement has been produced by ECE Planning on behalf of the Applicant, Eastlands Farm Ltd & Hunter Developments Ltd, in support of a Full Planning Application at the Land North of Eastlands Lane ("the Site"). Description of development reads,

"Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping".

- 1.2. The proposed development comprises a small-scale residential scheme contiguous with the edge of the defined settlement of Cowfold. The proposals have been carefully designed to reflect the character, scale and form of development within the village and to deliver a modest, sustainable extension to the settlement that responds positively to the site's context, surrounding land uses and landscape setting.
- 1.3. The application comes forward in the context of an acute and well-documented housing land supply shortfall within Horsham District. Horsham District Council is currently unable to demonstrate a five-year supply of deliverable housing land and has failed the Housing Delivery Test. As a result, policies most relevant to the determination of housing applications are significantly out of date, and the presumption in favour of sustainable development, as set out in paragraph 11(d) of the National Planning Policy Framework, is engaged.
- 1.4. A central issue in the determination of this application is the status and weight to be afforded to the Cowfold Neighbourhood Plan (CNP). Although the CNP was formally made in October 2025, this Statement demonstrates that it is based on materially out-of-date housing evidence, was out of date on adoption, and is unable to address current housing needs. In addition, due to the passage of time between Examination and adoption, and the significant evolution of national and strategic policy in the interim, the CNP cannot be relied upon as a sound or up-to-date expression of housing delivery in the decision-making process.
- 1.5. Whilst the Site lies contiguous to, but outside of, the defined built-up area boundary of Cowfold, it is well related to the settlement, benefits from good access to local services, facilities and public transport, and is appropriately scaled to Cowfold's designation as a Medium Village within the Horsham District Planning Framework. The proposals have been developed in accordance with the principles set out in the Council's Shaping Development in Horsham District PAN document, which explicitly recognises the role of unallocated, settlement-edge sites in addressing housing shortfalls where plan-led supply has failed.
- 1.6. The proposals are underpinned by a comprehensive suite of technical assessments addressing all relevant planning considerations, including landscape and visual impact, residential amenity, transport and highways, ecology and biodiversity net gain, flood risk and drainage, heritage, ground conditions, odour, and energy and sustainability. These assessments demonstrate that the development is technically sound, environmentally responsible and capable of being delivered without giving rise to unacceptable impacts.
- 1.7. The Applicant has also undertaken early and meaningful community engagement. A public consultation event was held on 31 January 2026 at Cowfold Village Hall, to which all members of the public were invited. The event provided an opportunity for local residents to view the proposals, ask questions and discuss the scheme directly with the project team. Feedback received has been carefully considered and has informed the evolution of the proposals where appropriate.
- 1.8. In addition, the applicant has proactively engaged with West Sussex County Council (WSCC) Highways Authority through pre-application discussions held in November 2025. The proposed 9-dwelling scheme was well received by the Highway Officer, and agreement

was reached on the scope of supporting information and mitigation measures required to ensure safe and inclusive access.

- 1.9. This Planning Statement sets out the relevant background for the determination of the application, including a description of the Site and its surroundings, the planning policy context at national, district and neighbourhood level, details of the proposed development, and an assessment of the key planning considerations and material considerations relevant to the proposal.
- 1.10. The proposals have been informed by, and assessed against, the statutory Development Plan and relevant national and Local Planning guidance, including the National Planning Policy Framework (December 2024), the Planning Practice Guidance, the Horsham District Planning Framework (2015) and the Cowfold Neighbourhood Plan (2025). In addition, material considerations such as the emerging Horsham District Local Plan and the Council's Shaping Development in Horsham District document have been taken into account. These documents collectively provide the Policy Framework against which the application must be assessed.
- 1.11. Full details of the proposals and drone footage can be found in the following link: <https://vimeo.com/1159638827?share=copy&fl=sv&fe=ci>
- 1.12. This Planning Application should be considered with full regard to the following suite of supporting documents, drawings, and plans:
 - Application Forms, CIL Form and Certificates
 - Planning Statement
 - Location Plan and Proposed Site Plan
 - Proposed Layout, Elevations and House Type Drawings
 - Landscape and Visual Appraisal
 - Transport Statement
 - Flood Risk Assessment and Drainage Strategy
 - Preliminary Ecological Appraisal inc. Arboricultural Information
 - Biodiversity Net Gain Report
 - Historic Environment Desk-Based Assessment
 - Ground Contamination Risk Assessment
 - Odour Assessment
 - Energy and Sustainability Statement

2. The Site

- 2.1. The application site comprises two parcels of gently undulating grassland located to the east of Cowfold village, together extending to approximately 0.49 hectares. The western parcel lies contiguous with the Cowfold Built-Up Area Boundary (BUAB) and forms part of the established settlement edge. The eastern parcel is positioned beyond the BUAB but remains close to surrounding residential development. The two parcels are only separated by an existing access road which runs north-south through the site and connects directly to Eastlands Lane and A281.
- 2.2. Vehicular and pedestrian access to the site is taken from Eastlands Lane via an existing private road, which currently serves a number of neighbouring residential properties located along the site boundaries. This established access is already an integral part of the local movement network and provides a safe, direct and familiar route between the site and the surrounding highway and footpath network.
- 2.3. The western parcel sits along the eastern edge of Cowfold village, immediately adjoining the settlement and forming a clear transitional area between built development and the wider countryside. It is bounded to the west by ancient woodland (Eastlands Wood).
- 2.4. The eastern parcel is smaller in size and exhibits a more enclosed and domesticated character, being closely associated with surrounding residential properties. Detached dwellings set within relatively large plots are present to the south and east, and the parcel is visually contained by existing boundary planting, trees and hedgerows. As a result, this part of the site reads as an infill-type parcel within a loose cluster of residential development rather than as an isolated or exposed field within the open countryside.
- 2.5. Both parcels are defined by a network of established hedgerows, mature trees and areas of vegetation, which provide a strong sense of enclosure and contribute to local landscape character and biodiversity value. These features help to visually separate the site from the wider agricultural land beyond. Outside the site boundaries, the surrounding land is predominantly open grassed farmland, reinforcing the site's position as a settlement-edge location rather than a standalone countryside site.



Figure 1 - Site Policy Map

- 2.6. A review of Horsham District Council's Interactive Policy Mapping confirms that the site is designated as countryside. However, it lies contiguous to the Cowfold settlement boundary and directly abuts Eastlands Wood to the west, as illustrated in Figure 1. In spatial and functional terms, the site forms part of the logical edge of the settlement, where built development already meets strong and defensible landscape features.
- 2.7. A number of Tree Preservation Orders (TPOs) are present along the existing access road and within Eastlands Wood, as shown on the policy mapping. There are no TPOs within the main developable areas of the application site itself, aside from trees within the woodland. These protected trees form part of the wider landscape framework and will be retained and safeguarded through appropriate buffers and protection measures.
- 2.8. A designated heritage asset is located in the vicinity of the site. Eastlands Farm, a Grade II listed timber-framed building which has been converted into a barn, lies approximately 120 metres to the south. The site does not form part of the immediate setting of this heritage asset, and its relationship to the site is illustrated in Figure 2.

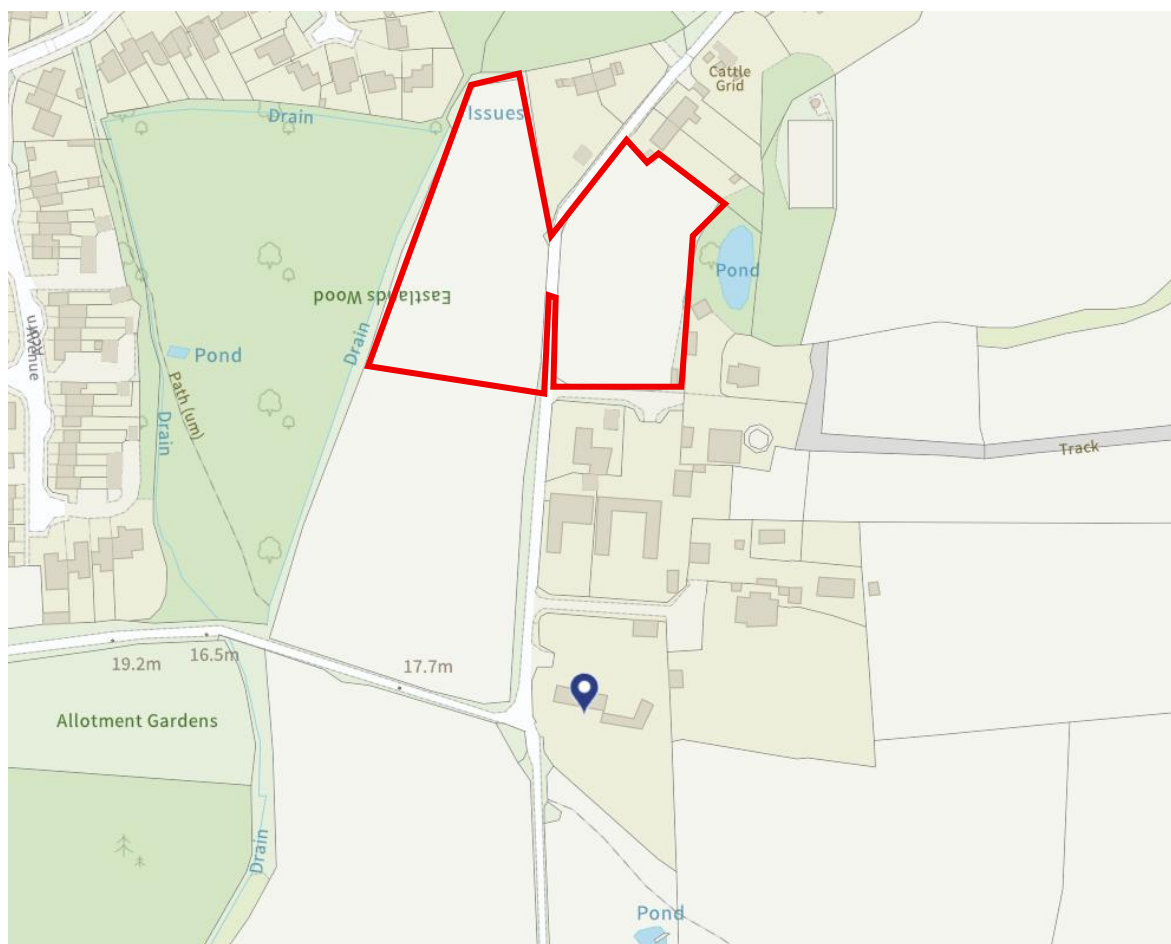


Figure 2 - Listed Building Map

- 2.9. The Environment Agency's Flood Map for Planning identifies the site as lying entirely within Flood Zone 1, representing the lowest probability of flooding. The site is therefore at low risk of fluvial and tidal flooding and is suitable for residential development in flood risk terms.
- 2.10. The site benefits from excellent pedestrian connectivity, with a network of public rights of way in close proximity, as illustrated in Figure 3. These routes provide direct links to the village centre, surrounding residential areas and the wider countryside, contributing to the site's sustainability credentials.

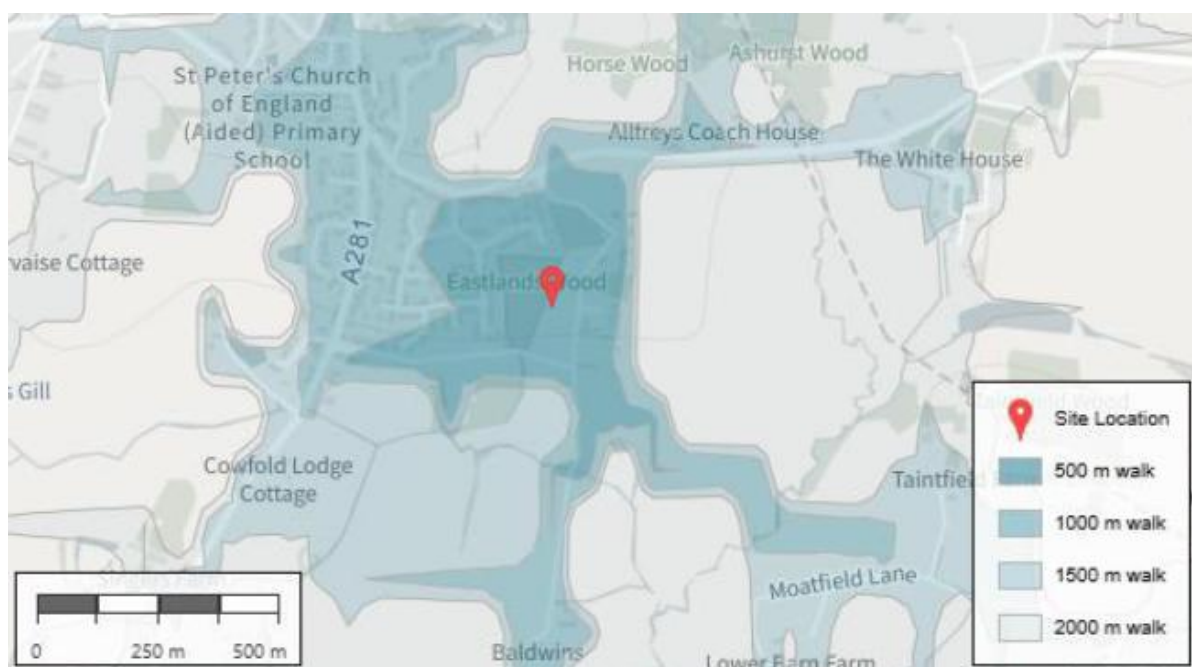


Figure 3- West Sussex County Council Public Right of Way Map

- 2.11. In particular, public footpath COW-1775, which coincides with Eastlands Lane, provides direct access to the site and connects northwards into Cowfold village. Footpath COW-1779 runs along the western boundary of the site adjacent to Eastlands Wood, while COW-1777 links these routes and extends north towards the A272. These paths also connect to nearby residential areas, including the Holm Oaks estate, where high-quality pedestrian infrastructure is already in place.
- 2.12. Footpath COW-1775 will serve as the primary pedestrian route for future occupiers, providing a safe and attractive walking environment. Continuous footways are present along the A281, offering a direct and legible route into the village centre and enabling access to shops, services, schools, community facilities and public transport.



Figure 4- PRoW Map

- 2.13. In addition, an informal pedestrian access is present, as shown on Figure 4, which provides a convenient connection from the site to Acorn Avenue. This further enhances local permeability and offers an alternative, well-used route into the surrounding residential area.
- 2.14. Key local services and destinations are located within convenient walking distance of the site, as illustrated in Figure 5. The site's proximity to these facilities reinforces its role as a sustainable settlement-edge location, well suited to residential development.

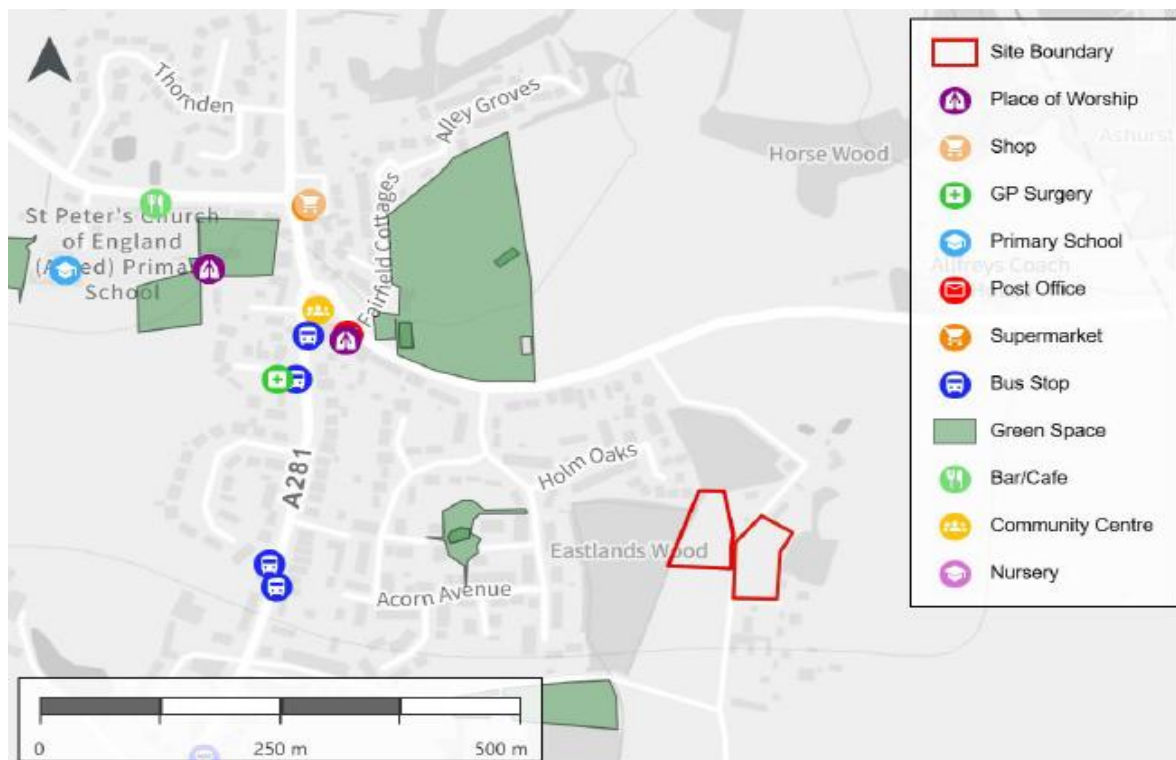


Figure 5- Key Services Map

- 2.15. In addition, it is demonstrated in Settlement Sustainability Assessment 2019-2022 that Cowfold is classed as a 'Medium Village'. Please refer to summary below.

Cowfold	
Summary	The village has a good range of services and facilities, including a doctor surgery, pre-school, primary school, sports facilities and a convenience store. The village also has a good bus service, including weekends. Cowfold has limited local employment, with main work destinations outside of the settlement being Crawley, Horsham, London and Mid Sussex. 23.5% households are with residents aged 65+ and 29.5% households have dependent children. There is a good range of clubs and societies for all interests and ages. There is a Regulation 17 Cowfold Neighbourhood Plan.
Key Sustainability Issues	Air pollution is a concern around the A272 junction, with an Air Quality Management Area (AQMA) declared. Development would help support local services and facilities but the impacts on the AQMA would need to be assessed and be mitigated.
Recommendation	Medium Village

Figure 6- HDC Settlement Sustainability Assessment

3. Planning History

- 3.1. A search of Horsham District Councils Planning History has been undertaken and there is no relevant history available for the site.

4. The Proposal

- 4.1. The Site extends to approximately 0.49 hectares and is accessed via an existing private road from Eastlands Lane. The extent of development and arrangement of plots are shown on the Proposed Site Plan (Drawing No. 2562-03B) shown below.



Figure 7- Proposed Site Plan

- 4.2. Vehicular access to the Site is taken from Eastlands Lane to the A281 via the existing private access road, which currently serves a number of neighbouring residential properties. The proposed development utilises this established access arrangement.
- 4.3. The internal road provides access to each plot and includes adequate turning areas to allow vehicles, including refuse and emergency vehicles, to manoeuvre safely and exit the Site in forward gear. Pedestrian access to individual dwellings is taken directly from the internal road and from on-plot driveways.
- 4.4. The proposed development provides nine dwellings, comprising three 3-bedroom homes and six 4-bedroom homes. The dwellings are provided as the following house types:

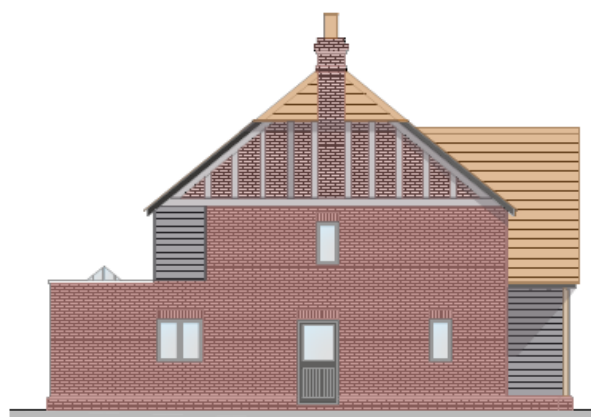
House Type	Plot No(s).	Dwelling Type	Bedrooms	Storeys	GIA (sq. ft)
House Type 1	Plot 9	Bungalow (Detached)	3 Bed	1 Storey	1,797 sq. ft
House Type 2	Plots 1 & 2	Detached House	4 Bed	2 Storey	1,786 sq. ft (each)
House Type 3	Plots 6 & 7	Semi-Detached Houses	3 Bed	2 Storey	1,216 sq. ft (each)
House Type 4	Plots 4 & 5	Semi-Detached Houses	4 Bed	2 Storey	1,786 sq. ft (each)
House Type 5	Plot 8	Detached House	4 Bed	1.5 Storey	1,700 sq. ft
House Type 6	Plot 3	Detached House	4 Bed	2 Storey	1,800 sq. ft

Figure 8- Schedule of Accommodation

- 4.5. The nine dwellings are arranged in a linear form along the existing private access road, reflecting the established pattern of development in this location. Development is concentrated within the eastern and central areas of the Site, with built form set back from site boundaries and contained within individual plots.
- 4.6. The proposed development results in an overall density of approximately 18 dwellings per hectare. Plot sizes vary across the Site, allowing for a mix of dwelling types and forms, including single-storey, one-and-a-half-storey and two-storey buildings.
- 4.7. A minimum 15-metre undeveloped buffer is retained along the western boundary adjacent to the woodland. This area is shown as undeveloped land on the Proposed Site Plan and contains no built form, private gardens, or hardstanding.
- 4.8. The dwellings are designed as a series of individual buildings rather than a single uniform house type. Building heights vary across the Site and include single-storey, one-and-a-half-storey and two-storey forms. Roofs are predominantly pitched, with varied ridge heights and roof spans to reflect the differing house types.
- 4.9. External materials comprise a traditional and locally informed palette, including facing brick, areas of timber cladding, and clay or slate roof tiles. Elevations incorporate simple, well-proportioned openings and detailing, as shown on the submitted elevation drawings.



House Type 2 (Plot No. 1 & 2) - Front Elevation
Scale 1:100



House Type 2 (Plot No. 1 & 2) - Side Elevation
Scale 1:100

Figure 9- House Type 2 Example



Figure 10- House Type 3 Example

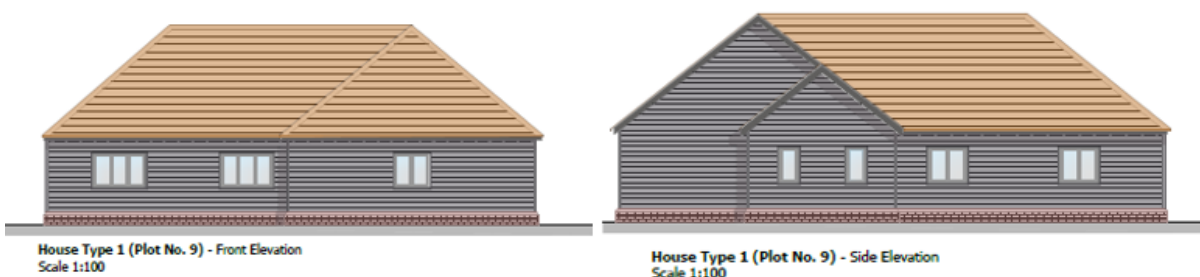


Figure 11- House Type 1 Example

- 4.10. Parking provision is provided through a combination of on-plot parking spaces, detached garages and carports, as shown on the Proposed Site Plan. Garages and carports are positioned within individual plots and accessed directly from the internal road.
- 4.11. Driveways and parking areas are proposed as gravel resin surfaces, providing a clearly defined parking arrangement across the Site. Visitor parking can be accommodated within the Site without obstruction to access or turning areas.
- 4.12. Each dwelling is provided with a private rear garden, located to the rear or side of plots and enclosed by a combination of fencing and planting. Garden sizes vary in accordance with plot size and dwelling type. Some plots include terraced garden areas, which are proposed to be finished with 800 x 660 paving slabs, as indicated on the Proposed Site Plan.
- 4.13. Existing boundary vegetation is retained where possible. New planting is proposed throughout the Site, with tree, hedge and shrub species to be confirmed by a Landscape Designer. Landscaping is shown indicatively on the Proposed Site Plan.
- 4.14. Boundary treatments across the Site include 1.2-metre-high estate rail fencing and 1.8-metre-high timber panel fencing, as indicated on the drawings. The western boundary adjacent to the woodland remains largely open, with planting used to reinforce the boundary.
- 4.15. Further details relating to the architectural design, layout, access, parking, landscaping, drainage and other technical considerations are contained within the drawings and supporting documentation submitted as part of this application.

5. Policy Overview

5.1. Introduction

- 5.1.1. Section 38(6) of the Planning 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 otherwise. In this case the Development Plan comprises:
- Horsham District Planning Framework (2015)
- 5.1.2. The National Planning Policy Framework (The Framework), the Planning Practice Guidance (PPG) and Supplementary Planning Guidance are material considerations, together with local guidance documents.
- 5.1.3. 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.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF, amended in December 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can 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)

5.3. National Planning Practice Guidance (NPPG)

- 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 (HDPF)

- 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 to be relevant to the application and have been given full consideration in the preparation of this application.

Strategic Policy 1 – Sustainable Development

Strategic Policy 2 – Development Hierarchy

Strategic Policy 3 – Settlement Expansion

Strategic Policy 6 – Climate Change

Strategic Policy 7 – Appropriate Energy Use

Strategic Policy 8 – Sustainable Design and Construction

Strategic Policy 9 – Water Neutrality

Strategic Policy 10 – Flooding

Strategic Policy 11 – Environmental Protection

Strategic Policy 12 – Air Quality

Strategic Policy 13 – The Natural Environment and Landscape Character

Strategic Policy 14 – Countryside Protection

Strategic Policy 17 – Green Infrastructure and Biodiversity

Strategic Policy 19 – Development Quality

Strategic Policy 20 – Development Principles

Strategic Policy 24 – Sustainable Transport

Strategic Policy 25 – Parking

Strategic Policy 37 – Housing Provision

Strategic Policy 38 – Meeting Local Housing Needs

Strategic Policy 40 – Improving Housing Standards in the District

5.5. Cowfold Neighbourhood Plan (CNP)

- 5.5.1. Key policies of relevance are as follows:

Policy 1 – Groundwater and Surface Water Flood Risk

Policy 2 – Green Infrastructure

Policy 4 – Conservation Area

Policy 5 – Open Space

Policy 8 – Potters Allotments

Policy 9 – Residential Development Principles

Policy 12 – CNP03, Potters

Policy 13 – Housing Mix

Policy 15 – Communications

Policy 16 – Car Parking Provision

- 5.5.2. 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.
- 5.5.3. 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.

5.6. Other Relevant Guidance and Policies

- 5.6.1. 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

5.7. Submission Horsham District Local Plan 2023-2040 (HDLP)

- 5.7.1. Key policies of relevance are as follows:

Strategic Policy 1 – Sustainable Development Strategic

Policy 2 – Development Hierarchy Strategic

Policy 3 – Settlement Expansion Strategic

Policy 6 – Climate Change Strategic

Policy 7 – Appropriate Energy Use Strategic

Policy 8 – Sustainable Design and Construction Strategic

Policy 9 – Water Neutrality Strategic

Policy 10 – Flooding Strategic

Policy 11 – Environmental Protection Strategic

Policy 12 – Air Quality Strategic

Policy 13 – The Natural Environment and Landscape Character Strategic

Policy 14 – Countryside Protection Strategic

Policy 17 – Green Infrastructure and Biodiversity Strategic

Policy 19 – Development Quality Strategic

Policy 20 – Development Principles Strategic

Policy 24 – Sustainable Transport

Policy 25 – Parking Strategic

Policy 37 – Housing Provision Strategic

Policy 38 – Meeting Local Housing Needs

Policy 40 – Improving Housing Standards in the District

6. Planning Appraisal

6.1. Introduction

- 6.1.1. This section of the statement details how the proposed development complies with the policies set out within the Development Plan. The following matters are the principal considerations with regards to the proposal:

Principle of Development

Design, Form and Appearance

Residential Amenity

Landscape Character and Visual Impact

Ecology, Trees and BNG

Transport and Highways

Flooding and Drainage

Heritage

Contamination

Odour

Energy and Sustainability

6.2. Principle of Development

- 6.2.1. The proposal seeks full planning permission for the erection of nine residential dwellings with associated amenity space, car parking, and detached carports.
- 6.2.2. A central consideration in the determination of this application is the status of the Cowfold Neighbourhood Plan (CNP), which although adopted in October 2025, was for the reasons set out below, out of date on adoption. In addition, the CNP is unable to meet the basic conditions prescribed by the Town and Country Planning Act 1990 and cannot therefore be relied upon as a material consideration in the determination of this application.
- 6.2.3. The CNP also fails to allocate any housing beyond that which is contained in the emerging Horsham District Local Plan ('draft HDLP') or that which already has planning permission. In addition to this, the draft HDLP, in response to water neutrality is falling well short of meeting the wider housing need within the district.
- 6.2.4. A key issue of the plan is in its failure to properly consider the potential role that smaller sites can play in addressing these needs. Smaller sites, such as the application site, can contribute towards meeting housing demand in a more timely manner, providing a valuable addition to the overall housing supply without relying on larger strategic sites that may take longer to deliver.
- 6.2.5. In this context, the application site is well-connected to the settlement edge and would offer a sustainable and appropriate location for housing development, in line with the objectives of the emerging HDLP. Furthermore, the site's proposed development would directly contribute to addressing the district's pressing housing shortfall.

Horsham Adopted Local Plan Policy Context

- 6.2.6. Policy 3 of the adopted Horsham District Planning Framework (HDPF, 2015) 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 the characteristics and function of the settlement."*
- 6.2.7. The site is located outside of, but contiguous to the built-up area of Cowfold which is categorised as a "Medium Village" within Policy 3 of the Local Plan. The site is therefore located contiguous to a settlement which has a moderate level of services and facilities and community networks, together with some access to public transport.
- 6.2.8. By definition of Policy 3, Medium Villages are *"These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents but rely on small market towns and larger settlements to meet a number of their requirements"*.
- 6.2.9. Policy 4 of the adopted Local Plan states that the growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where;
1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.
 2. The level of expansion is appropriate to the scale and function of the settlement type.
 3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.
 4. The impact of the development individually or cumulatively does not prejudice comprehensive long-term development, in order not to conflict with the development strategy; and
 5. The development is contained within an existing defensible boundary, and the landscape and townscape character features are maintained and enhanced.
- 6.2.10. The application site, as noted above, adjoins but is outside of the built-up area boundary of Cowfold. It is not allocated in the HDPF or the Neighbourhood Plan and therefore does not comply with Policy 4. Neither does it accord with Policy 26 (Countryside Protection) of the HDPF in terms of housing considered appropriate in the countryside.

Five-year housing land supply, SHD and the Emerging Local Plan

- 6.2.11. The council is currently only able to demonstrate a 1-year supply of housing (as of May 2025). This is a significant shortfall in housing land supply which, when considered with the age of the adopted local plan, significantly reduces the weight which can be applied to Policies 4 and 26 of the HDPF. This position has been confirmed by planning inspectors at a number of appeals within Horsham District.
- 6.2.12. In addition, the Council has failed its most recent Housing Delivery Test. An updated Housing Delivery Test was published in December 2024 and demonstrates that HDC only delivered 62% of its housing target.
- 6.2.13. In such cases the Presumption in Favour of Sustainable Development as set out in Paragraph 11(d) of the NPPF is engaged. It states that:

'd) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

6.2.14. Footnote 7 of the NPPF notes that the policies referred to in 11(d)(i) are those relating to: "habitats sites (and those sites listed in paragraph 194 of the NPPF) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

6.2.15. The documents submitted in support of this application demonstrate that the Application Site is not located within any of the protected areas outlined in Footnote 7. Further, policies relating to matters such as heritage and flood risk do not indicate a reason for refusal.

6.2.16. Footnote 8 of Paragraph 11(d) notes that a development plan policy is considered out of date where:

'This includes, for applications involving the provision of housing, situations where: the Local Planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years..'

6.2.17. It is clear that the Council's inability to demonstrate a five-year housing land supply and its failure to meet the housing delivery test trigger the presumption under Paragraph 11 and the application of the tilted balance. The proposed development of up to nine dwellings would make a significant and valuable contribution towards meeting the district's significant housing need and weighs heavily in favour of approving the application upon application of the tilted balance

6.2.18. The Council's Shaping Horsham District document is also a material consideration in the determination of this application.

6.2.19. The document recognises that the Council is likely to receive applications outside of defined BUAB and on unallocated sites given its poor housing land supply position. The DPD confirms that applications which meet all the following criteria will be positively considered where all of the following are met:

- *The site adjoins the existing settlement edge as defined by the BUAB.*
- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services.*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and*

- *The development is contained within an existing defensible boundary, and the landscape character features are maintained and enhanced."*

The application adjoins the BUAB of Cowfold and is well placed for access to village facilities, including local shops, community services, public transport connections and recreational spaces within walking distance. The location and scale of the proposed nine dwellings are appropriate to the settlement's role as a Medium Village within the HDPF, where a moderate level of growth is supported.

Future occupiers would be able to access local recreation opportunities, day-to-day services and employment provision within the village and the surrounding area.

The development would be contained by established defensible boundaries, with existing field edges and vegetation forming strong limits. Proposed landscape enhancements along all boundaries would strengthen the site's enclosure and ensure it sits comfortably within the wider landscape.

The scheme would not, either individually or cumulatively, undermine the potential for coherent long-term development around Cowfold. Given the district's acute housing shortfall, the site represents an appropriate and sustainable opportunity to contribute to identified needs without conflicting with any wider strategic intentions.

The proposal therefore satisfies the relevant criteria for settlement expansion set out in the DPD.

Cowfold Neighbourhood Plan, Housing Need and the Role of Additional Sites

- 6.2.20. The CNP, adopted in October 2025, however, it is crucial to recognise that the CNP is based on outdated evidence, particularly with respect to housing need and was out of date on adoption and cannot be relied upon in the decision making process.
- 6.2.21. In our view paragraph 14 of the NPPF does not prevent the engagement of paragraph 11d (presumption in favour of development) as the Neighbourhood Plan clearly does not contain policies and allocations to meet a robustly identified housing need.
- 6.2.22. The lack of evidence to support housing needs in Cowfold, and appropriate levels of growth in this settlement fully undermines the adoption of the Neighbourhood Plan and it cannot in our view be afforded any protection under the provisions of Paragraph 14 due to these abject failures as set out below.
- 6.2.23. The CNP was developed in line with the 2019 NPPF and subsequently Examined in April 2021. At the time of its Examination, the Inspector's report took into account that the emerging HDLP was at too early a stage to have any significance on the CNP he therefore acknowledged that the Council were not able to provide a housing requirement figure for the District or designated neighbourhood plan area to accord with the NPPF.
- 6.2.24. The CNP was thus based on the then up to date Horsham District Planning Framework (HDPF); perhaps not unreasonable if the CNP were adopted shortly after this time. However, as a result of the impact of water neutrality, the CNP was not in fact adopted for a further *four and a half years* after Examination. By which time, the draft HDLP was at an advanced stage (Regulation 19) and clear and compelling evidence of housing need was available which substantially exceeded the out of date numbers the CNP was predicated on.
- 6.2.25. In the context of his conclusions on whether the CNP addresses housing needs in the parish, the Inspector also highlighted the view that, *'...the eventual review of a 'made' neighbourhood plan is particularly important.'* He then went on to recommend that the review period in the CNP is modified so that it more closely aligns with the adoption of the Local Plan, or within three years of the CNP being 'made'.

- 6.2.26. The Inspector's conclusions clearly highlight the importance of the draft HDLP to inform housing need for the CNDP in meeting the basic conditions, in particular, condition e. and the need to be in general conformity with the strategic policies in the development plan.
- 6.2.27. On this basis, there can only be one conclusion, that the CNP based on out of date housing targets, was out of date on adoption.
- 6.2.28. Despite the clear and compelling need to re-consider the plan in light of the up to date housing need figures and in the context of an emerging Local Plan which is falling well short of meeting this need, the CNP was progressed to adoption allocating a meagre c. 70 dwellings across two sites (Potters and Brook Hill, each providing around 35 dwellings).
- 6.2.29. These allocations represent an insufficient level of growth when viewed in the context of the much greater housing pressures facing Horsham District. In addition, as was known at adoption, the CNP merely allocates one site which already had planning permission and a second site which already features as a site in the emerging HDLP and thus adds no value or meaningful contribution to meeting their housing need.
- 6.2.30. The current strategic housing context highlights an urgent and substantial shortfall in housing delivery. The Submission Horsham District Local Plan 2023–2040 (which is not yet adopted) identifies a requirement for 13,212 dwellings over the plan period, which equates to 777 dwellings per annum. In contrast, the district's objectively assessed housing need, derived from the Standard Method, is estimated at 911 dwellings per annum, or approximately 15,487 dwellings over the same period. This indicates a significant shortfall of around 2,275 dwellings against the objectively assessed need.
- 6.2.31. Furthermore, Horsham District Council is currently unable to demonstrate a five-year supply of deliverable housing land, with only around one year's supply available. This shortfall further underscores the urgency of addressing the housing crisis within the district.
- 6.2.32. In light of this, it is clear that the CNP, based on out-of-date evidence, cannot adequately address the housing shortfall. In addition, the CNP is required to meet the basic conditions as prescribed by paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, the first of which requires the plan to have regard to national policy. Due to the passage of time since the development and Examination of the CNP and its ultimate adoption in 2025, no regard was given to the numerous subsequent versions of the Framework. The result of which confirms that not only is the CNP out of date, it also cannot be considered to meet the basic conditions as a sound plan and cannot therefore be relied upon in the decision making process.
- 6.2.33. Additional deliverable sites are urgently required to make up the numbers and help meet the housing needs that the CNP's allocations fail to address. Smaller and medium-sized sites, such as the application site, have a vital role to play in this regard, as they can come forward quickly and efficiently, without the long lead-in times associated with larger, strategic-scale developments.
- 6.2.34. In the context of acute housing under-supply and the outdated CNP, it is clear that further housing must be delivered now to help address the district's housing crisis. The application site provides an opportunity to do this in a sustainable, well-connected location, which makes it an ideal candidate for development.

Conclusion

- 6.2.35. The proposal seeks full planning permission for the erection of nine residential dwellings with associated amenity space, car parking, and detached carports. The Cowfold Neighbourhood Plan (CNP), adopted in October 2025, forms part of the statutory development plan but is based on outdated evidence, particularly regarding housing need. The housing need figures underpinning the CNP are derived from the now-outdated Horsham District Planning Framework (HDPF), and as such, the plan is already out of date

upon adoption and Paragraph 14 of the Framework cannot reasonably afford any protection to the Neighbourhood Plan area.

- 6.2.36. The emerging Horsham District Plan (DP), once adopted, will supersede the CNP, reflecting updated housing need figures and greater housing requirements. However, the DP itself faces challenges in meeting the identified housing need, exacerbated by the failure to properly account for the role of smaller sites. These sites, including the application site, can deliver housing in a timely manner without relying on larger, slower-to-deliver developments.
- 6.2.37. The district currently faces an acute housing shortfall, with Horsham District Council unable to demonstrate a five-year housing land supply. The council's failure to meet housing delivery targets underscores the pressing need for additional, deliverable sites. The application site, located contiguous to the built-up area of Cowfold, is well-positioned to help address this shortfall. It is a sustainable location with good access to local services and public transport, making it an ideal candidate for a moderate, appropriate expansion of the settlement.
- 6.2.38. The CNP only allocates c.70 dwellings, one with planning permission and one which is in the draft HDLP. This level of growth is wholly insufficient in the face of the district's larger housing requirements and is based on out of date evidence. In addition, the CNP fails to meet the basic conditions as prescribed by paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, due to the passage of time since the development and Examination of the CNP and its ultimate adoption in 2025. The result of which confirms that not only is the CNP out of date, it also cannot be considered to meet the basic conditions as a sound plan and cannot therefore be relied upon in the decision making process.
- 6.2.39. The need for more housing is urgent, and smaller, deliverable sites such as this one play a critical role in contributing to meeting this need. The application site represents a timely opportunity to deliver nine additional dwellings that would support the district's housing objectives and contribute meaningfully to addressing the ongoing housing crisis.
- 6.2.40. In light of the acute housing under-supply, the outdated evidence in the CNP, and the significant shortfall in housing land supply, the proposal should be granted planning permission as a sustainable and appropriate response to the district's housing needs.

Planning Policy Status – Horsham District & Cowfold (Table)

Plan Document	Plan Type	Adoption / Status Date	Plan Period	Current Status (Jan 2026)	Summary
Horsham District Planning Framework (HDPF)	Local Plan	Adopted November 2015	Up to 2031	Adopted but out of date	Based on historic housing evidence Does not reflect current housing need Reduced weight due to failure to demonstrate 5YHLS
Cowfold Neighbourhood Plan (CNP)	Neighbourhood Plan	Formally made 08 October 2025	To align with HDPF period	Out of date on adoption	Housing numbers derived from HDPF (2015) Prepared in materially different circumstances

					Does not reflect updated housing need or emerging Local Plan evidence
Horsham District Local Plan 2023–2040	Emerging Local Plan	Not Adopted	2023–2040	Emerging – significant weight increasing	Identifies higher housing requirement Intended to supersede HDPF and inform NPs Examination ongoing

Figure 12- Planning Policy Status

6.3. Design, Form and Appearance

- 6.3.1. Policy 32 of the HDPF seeks high quality and inclusive design, with proposals expected to provide attractive, functional, accessible, safe and adaptable environments, complement local distinctive characters and contribute to a sense of place. The proposed development has been carefully designed to meet these objectives and to reflect the character, scale and grain of the surrounding area.
- 6.3.2. The wider context is characterised by a varied mix of residential development, including detached two-storey dwellings, single-storey and chalet-style properties, short terraces and areas of denser development within the built-up area boundary (BUAB). This diversity is clearly evident in the surrounding aerial views and demonstrates that there is no single dominant house type or architectural style. The proposed scheme responds positively to this context by adopting a mixed and varied design approach that reflects the incremental and organic growth of Cowfold.
- 6.3.3. The layout and form of development reflect the site's position at the settlement edge. Built form is arranged to create a clear and defensible edge, with development fronting into the site and softer landscaped boundaries facing the open countryside. This ensures that the proposal reads as a natural extension of the village rather than an abrupt or incongruous addition.



Figure 13- Aerial View

- 6.3.4. Careful consideration has been given to scale and massing to ensure that the development sits comfortably alongside existing properties. The proposal incorporates a mix of building heights, including one-and-a-half and two-storey dwellings, reflecting the varied rooflines and building forms found nearby. Massing has been broken down into smaller elements to avoid bulky or over-dominant forms, with sufficient spacing between dwellings to maintain privacy, outlook and a sense of openness.

- 6.3.5. The proposed material palette has been deliberately selected to reflect the traditional rural and village-edge character of Cowfold. Dwellings are predominantly finished in red and buff brickwork, complemented by areas of dark-stained timber cladding. This combination reflects the local vernacular and agricultural influences present in nearby buildings, including converted barns and contemporary rural dwellings.



Figure 14- CGI of Overall Site



Figure 15- CGI Of West Parcel



Figure 16- CGI Elevation of House Type 2

- 6.3.6. Roofs are finished in clay tiles or slate-effect materials, with pitched and gabled forms that echo surrounding development. Chimney features, simple fenestration patterns and

recessed detailing add visual interest and reinforce a domestic, high-quality appearance. The restrained and consistent use of materials across the scheme ensures a cohesive character while allowing sufficient variation between individual dwellings.

- 6.3.7. A varied roofscape is a defining feature of the proposal. The use of different ridge heights, gables and roof orientations breaks up the built form and avoids visual monotony. This approach reflects the existing character of the area, where rooflines vary considerably between neighbouring properties, and contributes positively to the overall townscape when viewed both within the site and from the surrounding countryside.
- 6.3.8. Overall, the proposed development represents a high-quality, context-led design that responds positively to its surroundings. The scheme reflects the varied character of Cowfold, adopts an appropriate scale and massing for a settlement-edge location, and uses materials and detailing that reinforce local distinctiveness. The design creates an attractive, functional and well-integrated residential environment and fully accords with the objectives of Policy 32 of the HDPF.

6.4. Residential Amenity

- 6.4.1. Policy 33 of the HDPF seeks to ensure that development does not cause unacceptable harm to the amenity of occupiers and users of nearby properties, particularly in terms of overlooking, noise, or other disturbances. It also stresses the need to have regard for the sensitivities of surrounding developments.
- 6.4.2. The proposed development has been carefully designed to deliver a high standard of residential amenity for future occupiers while protecting the living conditions of neighbouring residents. The layout, scale, orientation and landscape strategy have been developed holistically to ensure appropriate separation distances, privacy, outlook and usable amenity space across the site.
- 6.4.3. All dwellings are provided with generous, well-proportioned private gardens, appropriate to the edge-of-village location and consistent with surrounding development. Garden sizes allow for meaningful outdoor use and are arranged to maximise privacy and good levels of sunlight. Clear distinctions between public and private space are achieved through boundary treatments, hedging and planting, contributing to a safe and comfortable residential environment.
- 6.4.4. Building orientation and window placement have been carefully considered to minimise overlooking both within the site and towards neighbouring land. Principal elevations and main habitable rooms are generally orientated inward across the site or towards open areas, with adequate separation distances maintained throughout. This ensures that the development does not give rise to overbearing relationships, loss of privacy or unacceptable overshadowing.
- 6.4.5. Particular attention has been given to the north-eastern boundary, where Plot 1 is located. In this area, a minimum 15-metre landscaped buffer is provided between the neighbouring dwelling and the site boundary. This substantial buffer significantly exceeds typical residential separation distances and provides effective visual and acoustic screening. The nearest proposed dwelling is orientated away from this boundary, with principal elevations and private amenity space directed inward, further safeguarding neighbouring amenity.



Figure 17- Separation Distance

- 6.4.6. The scale and massing of dwellings across the scheme are appropriate and domestic in character, reflecting the varied nature of surrounding development. Heights are controlled and massing broken down to avoid bulky or dominant forms, while spacing between buildings maintains a sense of openness consistent with the settlement edge.
- 6.4.7. Overall, the scheme demonstrates a thoughtful and balanced approach to residential amenity. Through generous garden provision, careful orientation, appropriate scale and robust landscape buffers particularly the 15-metre buffer at Plot 3, the development provides high-quality living conditions for future residents while fully protecting the amenity of neighbouring occupiers. The proposal therefore accords with the residential amenity and design objectives of the Horsham District Planning Framework.

6.5. Landscape Character and Visual Impact

- 6.5.1. A Landscape and Visual Impact Appraisal (LVIA) has been prepared in support of the proposed development of nine residential dwellings at Eastlands Lane, Cowfold. The appraisal assesses the potential effects of the development on landscape character and visual amenity, having regard to relevant guidance, published landscape character assessments and site-specific survey work.
- 6.5.2. The site comprises two gently undulating grassland fields located on either side of Eastlands Lane. The fields are enclosed by established hedgerows with trees, woodland and residential curtilages, with Eastlands Woodland forming a strong landscape feature to the west. Existing residential dwellings and agricultural buildings are present in close proximity and define the settlement fringe context of the site.
- 6.5.3. In landscape character terms, the site lies within National Character Area 121: Low Weald and the West Sussex Landscape Character Area LW10: Eastern Low Weald. At the local level, the site reflects a landscape influenced by settlement expansion, with frequent built elements, road infrastructure and associated activity. Whilst the wider character areas are

defined by pastoral land use and woodland structure, the immediate site context exhibits a more contained and transitional character associated with the edge of Cowfold.

- 6.5.4. The site does not fall within any nationally or locally designated landscape. The boundary of the High Weald National Landscape lies approximately 1.5km to the north, and the proposals would not affect its character or setting.
- 6.5.5. Taking account of existing land use, enclosure, built influence and perceptible road noise, the receiving landscape is assessed as being of medium sensitivity and medium value, with an overall medium landscape sensitivity.
- 6.5.6. The proposed development would introduce a small cluster of residential dwellings within an area already influenced by existing housing and settlement-edge development. The scale, form and disposition of the proposed buildings would reflect the established pattern of development along Eastlands Lane and would not introduce elements that are uncharacteristic of the local landscape.
- 6.5.7. With appropriate siting, retention of existing boundary vegetation and the introduction of additional planting, the development would integrate into the surrounding landscape framework and reinforce the existing settlement edge. The magnitude of landscape change is therefore assessed as medium, resulting in an overall moderate landscape effect, which is not considered to be material in planning terms.
- 6.5.8. The visual appraisal considered views from publicly accessible locations within approximately 2.5km of the site, with particular focus on users of Public Rights of Way, who are regarded as high-sensitivity receptors. Seven representative viewpoints were assessed, all located along nearby footpaths.
- 6.5.9. Visibility of the site is generally limited by existing hedgerows, woodland and built form. Views are typically filtered or partial, and the site is rarely perceived in isolation within the wider landscape.
- 6.5.10. The appraisal concludes that visual effects would be localised and contained, with the most notable changes experienced from short sections of footpath COW-1777 along Eastlands Lane. From these locations, the development would be clearly visible and represent a noticeable change; however, it would be read within the context of existing residential development and established vegetation.
- 6.5.11. From these closest viewpoints, the visual effect is assessed as major/moderate, representing a material change. However, this effect is limited in extent and duration along the footpath and does not result in an unacceptable visual impact.
- 6.5.12. From all other assessed viewpoints, including footpaths COW-1779 and COW-1780, views of the development would be filtered, partial or barely perceptible due to intervening woodland, hedgerows and distance. Visual effects from these locations are assessed as minor or negligible and not material.
- 6.5.13. The proposals incorporate mitigation measures focused on retaining and reinforcing the existing landscape structure, including:
 - Retention and management of existing hedgerows, trees and woodland;
 - Additional planting to strengthen site boundaries and soften views;
 - Building heights and massing consistent with surrounding dwellings;
 - Use of materials that reflect local vernacular and minimise visual contrast.

- 6.5.14. With mitigation in place, the development would result in a minor landscape effect and a moderate visual effect overall, neither of which are considered unacceptable or harmful in planning terms.
- 6.5.15. The Landscape and Visual Impact Appraisal demonstrates that the proposed development would sit comfortably within its settlement-edge context and would not give rise to significant harm to landscape character or visual amenity. While some localised visual change would occur, particularly along Eastlands Lane, this change is limited, contextually appropriate and capable of being successfully mitigated.
- 6.5.16. Overall, the proposal is considered to be landscape-led, well integrated and appropriate to its surroundings, and landscape and visual considerations do not present a reason to withhold planning permission.

6.6. Ecology and Trees

- 6.6.1. Policy 31 of the HDPF 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'.
- 6.6.2. As such, a Preliminary Ecological Appraisal (PEA) has been submitted in support of the application which details the extent of ecology on site and appropriate mitigation measures to ensure on-site ecology is appropriately managed.
- 6.6.3. The report concluded that the proposed development would result in loss of modified grassland, deemed to be of generally low ecological value. The proposed development will not result in the loss of any notable habitat. However, there are habitats within close proximity to the site which are deemed to be of ecological value with the potential to support notable and protected species.
- 6.6.4. In this case, recommendations have been given for the protection of notable and protected species, which include protection of their habitat, notably the woodland areas to the east and west of the site, which also include ponds.
- 6.6.5. Further surveying and/or licencing has been recommended in relation to great crested newts, and it is recommended that a buffer strip be provided between the woodland habitat (to the east and west) and the proposed residential plots for both the protection of the habitat and associated species.
- 6.6.6. Enhancements have been recommended for inclusion in the site design, including the incorporation of new mixed, native species hedging along the boundaries of the site, together with the provision of roosting features for bats.
- 6.6.7. Where further surveying and mitigation, as recommended within this and subsequent reporting, is included within the development design and schedule, potential impacts of the proposed development may be mitigated. Where enhancement is included within the design, there may be scope for the ecological net gain.
- 6.6.8. It is noted that planning permission for development does not provide a defence against prosecution relating to protected species. Should any protected species be identified before, or during the development, all works should cease and a suitably qualified/experienced ecologist should be contacted for advice.
- 6.6.9. In addition, while the site itself does not contain any trees or hedgerows, there are several important features nearby that could be impacted by the proposed development. Trees within Eastlands Wood, a Priority Habitat and subject to Tree Preservation Orders (TPOs), lie along the western boundary. Additionally, there are mature oak trees protected by TPOs

along Eastlands Lane, southwest of the site. These trees could be affected by the development if proper mitigation and protection measures are not implemented.

- 6.6.10. A coniferous hedgerow along the eastern boundary of the western field, associated with a neighbouring garden, also requires protection during construction, despite its low ecological value.
- 6.6.11. To mitigate potential impacts, buffer zones and root protection areas should be incorporated into the site design. Protection measures, such as fencing and restricted construction activities, should be implemented to safeguard these features. Detailed mitigation strategies and enhancement recommendations are outlined in the statement.
- 6.6.12. For additional details, please refer to the comprehensive documentation produced by Environmental Assessment Services Ltd (EAS Ltd), which includes all relevant ecological assessments, mitigation strategies, and further technical reports.

6.7. Biodiversity Net Gain

- 6.7.1. A Biodiversity Net Gain (BNG) assessment has been undertaken by Environmental Assessment Services Ltd (EAS Ltd) in support of the proposed residential development at Land at Eastlands, Cowfold. The assessment has been prepared in accordance with the Statutory Biodiversity Metric (Defra, July 2025), CIEEM EcIA Guidelines, BS42020:2013 and the UK Habitat Classification (UKHab), and was informed by a site survey undertaken on 11 November 2025.
- 6.7.2. The site currently comprises two parcels of modified grassland, separated by Eastlands Lane. The eastern parcel is assessed as modified grassland in good condition, whilst the western parcel is modified grassland in poor condition, together providing a baseline total of 2.37 habitat units. In addition, a single non-native coniferous hedgerow is present along the north-east boundary of the western parcel, providing 0.03 hedgerow units.
- 6.7.3. The proposed development comprises up to nine residential dwellings with associated access, parking and private gardens. As proposed, the site will include developed land (sealed surfaces), unvegetated garden areas and vegetated gardens, with the existing non-native hedgerow retained. The post-development on-site habitat provision equates to 0.40 habitat units, resulting in a net loss of 1.98 habitat units (83.32%) when compared with the baseline. There is no net loss of hedgerow units, although the proposal does not achieve the required 10% net gain for linear features.
- 6.7.4. The BNG assessment concludes that the proposed development, in its current form, does not achieve the mandatory 10% biodiversity net gain on site. To address this shortfall and comply with national BNG requirements, off-site biodiversity compensation will be required. Specifically, the developer will be required to secure 2.22 habitat units from an appropriate off-site biodiversity gain provider in order to offset the loss of low distinctiveness habitat and achieve the required 10% net gain. In addition, 0.01 hedgerow units will be required from an off-site source to deliver the required net gain for linear features.
- 6.7.5. The assessment confirms that, notwithstanding the reduction in on-site habitat units, the site is of generally low ecological value and the proposed development is not anticipated to result in significant ecological impacts, provided that the recommended mitigation, protection and enhancement measures are implemented. Ecological connectivity will be maintained through the retention of existing boundary features, including the coniferous hedgerow and adjacent woodland buffers. The proposed landscape strategy will also include additional planting within garden and boundary areas, providing habitat enhancements and contributing to the overall landscape quality of the development.
- 6.7.6. The retention of existing boundary vegetation, together with proposed landscaping, will help maintain links between habitats in the surrounding area and support ecological connectivity at a local level.

- 6.7.7. Confirmation will be provided to Horsham District Council that the development is delivered in accordance with the plans assessed as part of the BNG calculation. Should the layout or extent of development change, the BNG assessment will be reviewed and updated accordingly to ensure continued compliance with statutory requirements.
- 6.7.8. For full details of the BNG methodology, calculations, trading rules and conclusions, reference should be made to the Biodiversity Net Gain Report.

6.8. Transport and Highways

- 6.8.1. Policy 41 of the HDPF states that adequate parking and facilities must be provided within development 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
- 6.8.2. Chapter 9 of the NPPF sets out the Government's aspirations for the promotion of sustainable transport, and details how transport and highways implications arising from development proposals should be considered in planning terms
- 6.8.3. Paragraph 114 requires that appropriate opportunities to promote sustainable transport modes should be considered, and that safe and suitable access to the site can be achieved for all users. In addition, it requires that any significant impacts from the development on the transport network or on highway safety can be effectively mitigated.
- 6.8.4. The submitted Transport Statement produced by GTA provides a comprehensive overview of the proposed development and its implications on the surrounding transport network. It assesses the key transport elements, including parking provision, access arrangements, trip generation, and potential impacts on the local infrastructure.
- 6.8.5. The applicant has proactively engaged with West Sussex County Council (WSCC) Highways through pre-application discussions held in November 2025. The proposed 9-dwelling scheme was well received by the Highway Officer, and agreement was reached on the scope of technical work and supporting evidence required to assess the development. This included road safety audit processes, traffic and pedestrian surveys, and consideration of pedestrian connectivity and public rights of way. These matters are addressed and evidenced within the submitted Transport Statement.
- 6.8.6. The development consists of nine residential dwellings, spread across two parcels of land, with vehicular and pedestrian access taken from Eastlands Lane. The scheme has been designed to respond to the outcomes of the pre-application discussions, incorporating targeted improvements to the site access and surrounding pedestrian environment, including enhanced visibility splays, tactile paving and pedestrian crossing measures. These works will ensure that the development integrates safely and effectively with the existing transport network.
- 6.8.7. The site is located in a well-connected area, offering excellent access to sustainable transport modes. There is a bus stop located just 465 metres west of the site access, well within acceptable walking distance to local public transport links. The bus service provides connections to key destinations, including Horsham and Brighton, making it a viable option for residents who wish to reduce car dependency. In addition to bus services, the site is well-served by existing pedestrian and cycling routes, which will be further enhanced through off-site improvements to public rights of way (PROWs), ensuring seamless access into Cowfold village centre. As shown in the figure below.



Figure 18- PROW Map

- 6.8.8. In addition to the assessment of trip generation, the proposal includes a series of targeted highway and pedestrian enhancements at and around the site access, as illustrated on the submitted access and highway works drawing. These measures include the provision of new and enhanced tactile paving and dropped kerbs at key crossing points, improved pedestrian priority at the site junction, upgraded giveaway markings, and localised carriageway and footway improvements to improve legibility and safety for all users.

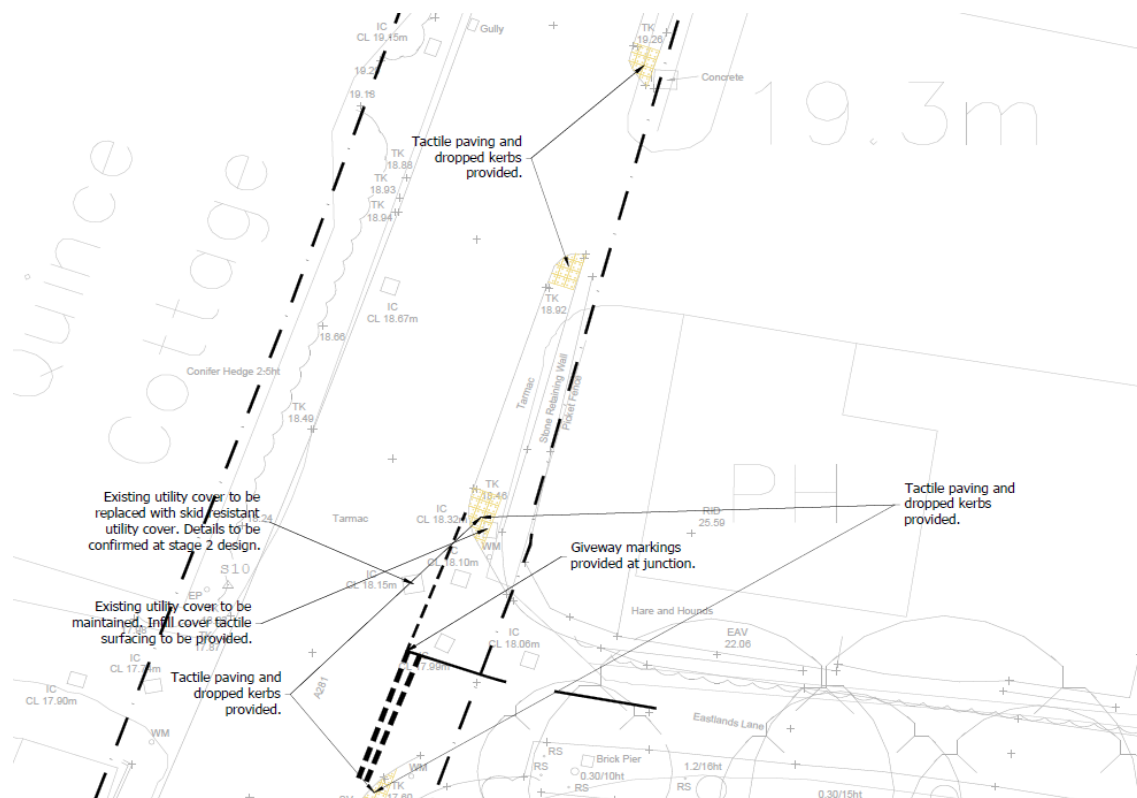


Figure 19- Access Proposals

- 6.8.9. Trip generation estimates, based on the TRICS database, indicate minimal traffic impact. The development is expected to generate approximately 5 two-way trips during the AM peak (08:00-09:00) and 5 two-way trips during the PM peak (17:00-18:00), with a total of 46 two-way trips across a typical day. This level of traffic is well within the capacity of the surrounding road network, and no significant adverse impacts on highway safety or congestion are anticipated.
- 6.8.10. A key aspect of the transport impact assessment is the trip generation, which has been modelled using the TRICS database, a widely recognised and reliable tool for estimating the traffic impact of developments. The results indicate that the proposed development will generate approximately five two-way trips during the AM peak period (08:00-09:00) and five two-way trips during the PM peak period (17:00-18:00). In total, the development is expected to generate 46 two-way trips over the course of a typical weekday. This represents a minimal increase in traffic volume, which can be easily accommodated by the local highway network without any detrimental effects on traffic flow, congestion, or road safety.
- 6.8.11. The transport network in the area, including Eastlands Lane and the nearby A281, has been reviewed in detail. Accident data for the area, collected over a five-year period, indicates a low incidence of traffic accidents, with no accidents recorded on Eastlands Lane itself. The proposed development is unlikely to significantly alter the accident profile in the vicinity, and the improvements to access and pedestrian infrastructure will further enhance safety in the area.
- 6.8.12. The Cowfold Neighbourhood Plan makes reference to the concept of 'Quiet Lanes'. Quiet Lanes are defined within the West Sussex Transport Plan (2006–2016) as minor rural roads or networks of minor rural roads that are appropriate for shared use by walkers, cyclists, horse riders and motor vehicles. The designation is intended to support integrated transport systems by broadening travel choice, making local journeys easier by a range of modes and encouraging residents to leave their cars at home where possible. Quiet Lanes can also contribute to improved safety and enhanced quality of life for residents in rural areas by reinforcing the shared nature of these spaces and promoting considerate vehicle speeds.
- 6.8.13. Within the Cowfold Neighbourhood Plan area, Eastlands Lane and Picts Lane have been identified as routes which could potentially be considered for Quiet Lane designation by the Highway Authority. The Parish Council supports the identification of such routes in principle as a means of encouraging safer shared use by pedestrians, cyclists, horse riders and vehicles.
- 6.8.14. Notwithstanding this reference, Eastlands Lane is not currently designated as a Quiet Lane and cannot be formally classified as such in this instance as the route is a private road. Quiet Lane designation would require the involvement and agreement of the Highway Authority and the relevant landowners and cannot be retrospectively applied to a private route through the Neighbourhood Plan process without appropriate notification and agreement. On this basis, the application of formal Quiet Lane status cannot reasonably be relied upon in the assessment of this proposal.
- 6.8.15. Nevertheless, the applicant fully recognises the quiet rural character of Eastlands Lane and the importance of ensuring that the development integrates sensitively with this environment. The Transport Statement confirms that the proposed development will generate very low levels of vehicle movements, with only a small number of additional trips during peak periods. As such, the character and function of the lane will remain largely unchanged.
- 6.8.16. To further support pedestrian safety and reinforce the shared nature of the lane, the applicant proposes the introduction of a series of informal pedestrian refuge points along sections of Eastlands Lane, supported by appropriate signage. These measures would provide clear locations where pedestrians may step aside when vehicles approach, helping to reinforce awareness of shared use while maintaining the quiet and rural character of the

lane. The proposals therefore respond positively to the objectives underpinning the Quiet Lane concept, even though formal designation is not applicable.

- 6.8.17. Additionally, the proposed development has been designed with careful consideration of parking provision in line with the latest West Sussex County Council (WSCC) parking standards. Each dwelling will have sufficient parking space to meet the needs of its residents, with an emphasis on electric vehicle (EV) charging infrastructure to cater for future demand. Cycle parking facilities will also be provided to promote sustainable transport choices and align with WSCC guidelines for new residential developments.
- 6.8.18. In conclusion, this Transport Statement demonstrates that the proposed development at Eastlands Lane will have a minimal impact on the local transport network. The incorporation of significant improvements to the access and surrounding infrastructure, along with the provision of sustainable transport options, ensures that the development will be fully integrated into the existing transport framework. Through extensive pre-application consultation with WSCC, all transport-related matters have been carefully considered and addressed, ensuring that the development will not result in any unacceptable impacts on traffic flow, highway safety, or the environment.
- 6.8.19. For additional details, please refer to the comprehensive documentation produced by GTA which details the conclusions in full.

6.9. Drainage and Flood Risk

- 6.9.1. Policy 38 of the HDPF states that development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.
- 6.9.2. As such, a Flood Risk and Drainage Strategy has been produced by Motion in support of this application.
- 6.9.3. The application site is located entirely within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning, and is therefore at low probability of fluvial flooding. The proposed residential development is classified as “More Vulnerable” development and is fully appropriate within Flood Zone 1 in accordance with the NPPF.
- 6.9.4. A detailed Flood Risk Assessment (FRA) has been prepared in support of the application. The FRA confirms that the site is at very low risk of flooding from all sources, including fluvial, tidal, surface water, groundwater, reservoirs, and artificial sources. Environment Agency surface water flood mapping shows that the site lies outside the 1 in 1,000 year surface water flood extent. Future flood risk, including the effects of climate change, has also been considered and does not present a constraint to the proposed development.
- 6.9.5. The site is currently undeveloped greenfield land and drains naturally towards an ordinary watercourse located to the south. Due to underlying clay geology, infiltration is not considered feasible. In line with the drainage hierarchy, surface water runoff will therefore be attenuated on site and discharged at a controlled rate to the adjacent ordinary watercourse.
- 6.9.6. The proposed drainage strategy is appropriate for the site and has been designed in accordance with national and local requirements. Additional attenuation will be provided through a SuDS led approach, including permeable paving and an attenuation basin.
- 6.9.7. The drainage strategy has been hydraulically modelled using MicroDrainage software and demonstrates that the system can safely manage the 1 in 100 year rainfall event plus a 45% allowance for climate change, including an allowance for urban creep. The design applies the technical criteria and factors of safety required by West Sussex County Council as Lead Local Flood Authority, and no flooding occurs within the drainage network during the design events.

- 6.9.8. The proposed drainage system also effectively mitigates pollution risks. The use of treatment trains, comprising permeable paving in combination with a SuDS basin, exceeds the pollution hazard indices set out in the CIRIA SuDS Manual for all relevant contaminants.
- 6.9.9. Exceedance flow routing has been carefully assessed and incorporated into the design. In the event of rainfall exceeding the system's design capacity, surface water will be safely directed southwards into land under the applicant's control, ensuring there is no risk to buildings or third party land.
- 6.9.10. A Drainage Management and Maintenance Plan has been prepared to secure the long term operation of the drainage system and ensure it functions effectively for the lifetime of the development.
- 6.9.11. The submitted Flood Risk Assessment and Drainage Strategy demonstrate that the proposed development is subject to a very low residual risk of flooding and that surface water can be managed sustainably without increasing flood risk elsewhere. The drainage strategy is appropriate for the site and fully compliant with national and local policy. Accordingly, flood risk and surface water management considerations should not form an impediment to the granting of planning permission.
- 6.9.12. For additional details, please refer to the comprehensive documentation produced by Motion which details the conclusions in full.

6.10. Heritage and Archaeology

- 6.10.1. Chapter 16 of the National Planning Policy Framework (NPPF) requires that development proposals conserve and enhance the historic environment in a manner appropriate to the significance of heritage assets. Policy 34 of the Horsham District Planning Framework (HDPF) similarly seeks to sustain and enhance heritage assets through positive management of development, ensuring appropriate assessment of both designated and non-designated heritage assets.
- 6.10.2. In accordance with this policy context, a Historic Environment Desk-Based Assessment (HEDBA) has been prepared by Orion Heritage Ltd in support of the application. The assessment reviews archaeological potential, historic land use, designated and non-designated heritage assets, and the setting of nearby listed buildings and conservation areas.
- 6.10.3. The assessment concludes that the site has a low archaeological potential for all periods from prehistoric through to modern. The site has historically been in agricultural use from at least the medieval period, and any archaeological remains that may survive are most likely to relate to past farming activity and would be of no more than local heritage significance. No known archaeological sites lie within the site boundary.
- 6.10.4. Given the low archaeological potential, no further archaeological works are considered necessary at this stage. However, should the Local Planning Authority's archaeological advisor consider additional investigation appropriate, this could be secured through a suitably worded planning condition.
- 6.10.5. There are no designated heritage assets within the site. The nearest listed buildings are Eastlands Farm (Grade II), approximately 120 metres to the south, and Allfreys (Grade II), approximately 345 metres to the north-east. The Cowfold Conservation Area lies over 300 metres to the north-west.
- 6.10.6. The assessment confirms that the site does not form part of the immediate setting of these designated heritage assets. Due to distance, intervening vegetation, built form and limited intervisibility, the site makes no meaningful contribution to their significance.

- 6.10.7. While the proposed development will introduce a change within the wider rural landscape, it will not adversely affect the significance, character or appearance of Eastlands Farm, Allfreys or the Cowfold Conservation Area. Any change within the wider setting is considered to be neutral in heritage terms and will not result in harm.
- 6.10.8. The proposals therefore comply with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 34 of the HDPF, Policy 4 of the Cowfold Neighbourhood Plan, and Chapter 16 of the NPPF.
- 6.10.9. In summary, the Historic Environment Desk-Based Assessment demonstrates that the site has low archaeological sensitivity and that the proposed development will not result in harm to designated or non-designated heritage assets. The development is therefore acceptable in heritage and archaeological terms.
- 6.10.10. For additional details, please refer to the comprehensive documentation produced by Orion Heritage which details the conclusions in full.

6.11. Contamination

- 6.11.1. A Preliminary Ground Contamination Risk Assessment Report has been prepared by Ashdown Site Investigation to aid the proposals.
- 6.11.2. The historical review of maps and imagery has identified a potential historical landfill located approximately 51m southeast of the site. While the specific types of waste deposited and the operational timeline of this landfill remain undocumented, a recent aerial photograph (2020) clearly shows a circular surface feature that is likely associated with this historical landfill.
- 6.11.3. Despite these uncertainties, the site's underlying geology consists of the Horsham Stone Member, a Secondary A Aquifer, which indicates that any risk of groundwater contamination is likely minimal. Additionally, the assessment has confirmed that there are no significant sources of contamination either on-site or in the surrounding area that would pose a risk to the proposed development.
- 6.11.4. The Preliminary Contamination Risk Assessment has found no complete pollutant linkages, confirming that the proposed development presents no unacceptable risk to either future residents or the environment. Furthermore, a clear and proactive discovery strategy has been established to swiftly address any unexpected contaminants encountered during construction. This strategy ensures that, in the unlikely event of encountering potential contaminants, all works would be paused, a suitably qualified professional would be consulted, and, if necessary, remedial actions would be undertaken with the full approval of the local authority.
- 6.11.5. In summary, the assessment confidently concludes that the site is free from significant contamination risks, and the discovery strategy ensures that any unforeseen issues will be managed effectively. The site is considered suitable for the proposed development, with minimal risk to human health or the environment.
- 6.11.6. For additional details, please refer to the comprehensive documentation produced by Ashdown Environmental which details the conclusions in full.

6.12. Odour

- 6.12.1. An Odour Statement has been prepared by Phlorum to aid the proposal, due to the location of the Cowfold Wastewater Treatment Works (WwTW) and how this might pose a risk to future residential amenity at the site.

- 6.12.2. The proposed development comprises the construction of nine residential units with associated access. The nearest of these proposed residential units is located 270m to the northeast of the WwTW. The site boundary is presented in Figure 20 below.
- 6.12.3. In 2025, Phlorum drafted an Odour Assessment (Ref: 13868 (Od) v0 Draft) on behalf of Landacre Developments Ltd, who required an understanding of the feasibility of a different site adjacent to the same WwTW, for future development. With their permission, Phlorum has shared the results of the draft Odour Assessment with Hunter Development Holdings Ltd, who has asked that the Odour Assessment results be discussed in the context of their proposed development.
- 6.12.4. The 2025 Odour Assessment incorporated a thorough and detailed methodology, considered suitably robust for the associated level of risk. In line with Institute of Air Quality Management (IAQM) guidance, the assessment used a number of tools and several sources of information to determine whether odours from the WwTW have the potential to cause significant nuisance to the proposed development. A summary of the data can be found in the subheadings below.

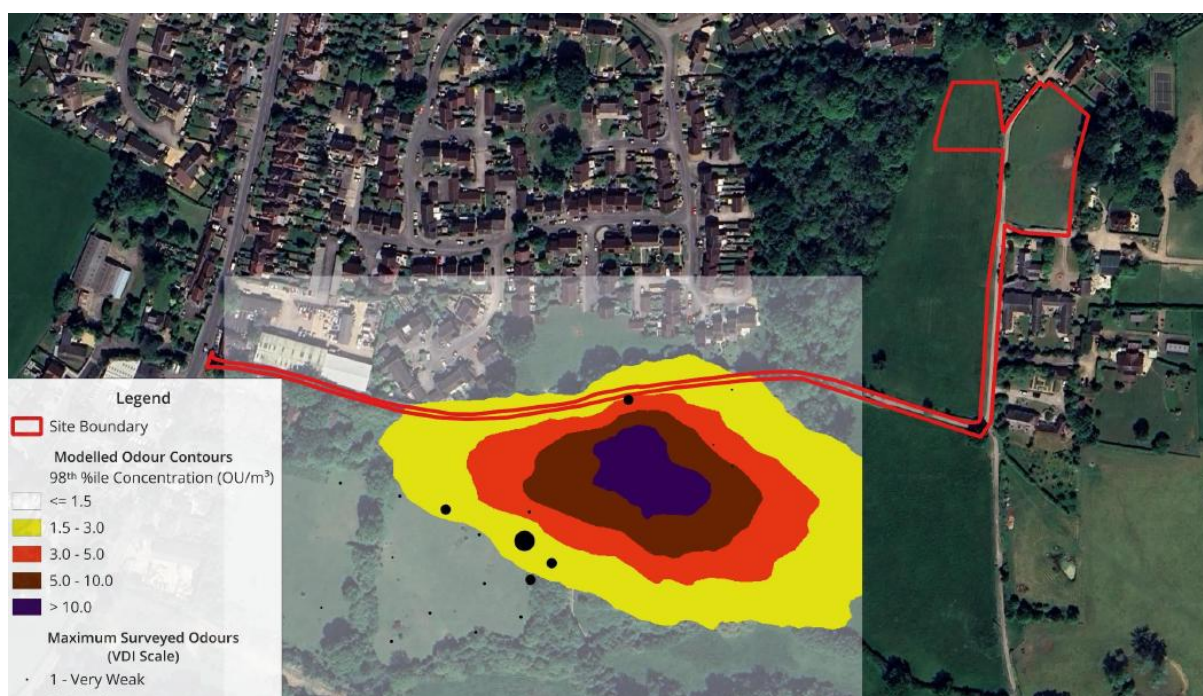


Figure 20- Odour Context

Analysis of Complaints Data

- 6.12.5. Since the WwTW was upgraded in 2020, no odour complaints have been lodged against the WwTW to either Southern Water or Horsham District Council. The nearest existing residences to the WwTW are located just 75m to the northeast, which is almost 200m closer to the WwTW than this proposed development.

Sniff Tests

- 6.12.6. Phlorum undertook three sniff tests in the summer of 2025. Only one strong and brief odour associated with the WwTW was detected during the three sniff tests, 30m from the boundary of the Treatment Works. Apart from this, all detected odours were barely perceptible and very intermittent. No odours could be detected beyond 75m away from the WwTW in any direction. The maximum surveyed odour scores are presented in Figure 20.

Odour Dispersion Modelling

- 6.12.7. Olfactometric sampling was undertaken to establish site-specific odour emission rates from the WwTW. These emission rates were modelled in the Defra approved ADMS 6 detailed dispersion model (version 6.0.2.1). The model estimated that strong odours would be present very infrequently beyond the boundaries of the WwTW, which aligns with the observational evidence (i.e. complaints data and sniff test results) noted above. Odour concentration contours are presented in Figure 201.
- 6.12.8. Figure 17 shows that the 1.5 OU/m³ contour, a significance threshold commonly requested by Southern Water when determining the suitability of nearby sites for residential development, remains at least 160m away from the nearest proposed residence.
- 6.12.9. Based on all the evidence collected by Phlorum within the 2025 Odour Assessment, it is reasonable to anticipate that future residents of this proposed development **would not likely** be exposed to odours which could significantly affect their amenity.
- 6.12.10. The proposed development should be considered compliant with the requirements of the National Planning Policy Framework and Local Policy, as proposed receptors would not be expected to be adversely impacted by odours from the WwTW. Odour should not, therefore, be a constraint to the planning process.

6.13. Energy and Sustainability

- 6.13.1. Policy 37 of the Horsham District Planning Framework (HDPF) requires proposals to improve the sustainability of development. To achieve this, developments should incorporate appropriate measures based on their type and location.
- 6.13.2. An Energy and Sustainability Statement, prepared by Impact Sustainability, which outlines the proposed approach to sustainable construction. The energy strategy for the proposed residential development follows the recognised energy hierarchy:
- Be Lean – use less energy
 - Be Clean – supply energy efficiently
 - Be Green – use renewable energy

Be Lean – Reducing Energy Demand

- 6.13.3. The primary focus of the strategy is to reduce energy demand through a highly efficient building fabric and building services. Enhanced thermal performance to the building envelope, together with high-efficiency air source heat pumps and low-energy lighting, significantly reduces regulated energy use across the development.
- 6.13.4. As a result of these measures, annual regulated CO₂ emissions are reduced by 67.8% when compared with the Part L 2021 baseline.

Be Clean – Efficient Energy Supply

- 6.13.5. Connection to a district heat network has been considered but is not viable due to the site's rural location, the absence of existing or planned heat networks in the area, and the small scale of the residential development. The layout and nature of the scheme are also not suited to a future centralised heating solution. As such, a 'network-ready' strategy is not considered appropriate.
- 6.13.6. No additional carbon savings can therefore be achieved at this stage.

Be Green – Renewable Energy

- 6.13.7. A low and zero carbon (LZC) technology appraisal has been undertaken. This concludes that roof-mounted photovoltaic (PV) panels represent the most suitable and effective renewable energy solution for the site.
- 6.13.8. It is proposed that each dwelling will be provided with a 1.2 kWp PV array, comprising three panels per plot. This results in a total installed capacity of 10.8 kWp across the site. The inclusion of PV panels delivers a further 6.2% reduction in CO₂ emissions beyond the 'Be Lean' measures, achieving an overall 74.0% reduction below the Part L 2021 baseline.
- 6.13.9. It is considered that the proposed strategy delivers a highly energy-efficient development that significantly exceeds minimum regulatory requirements and fully accords with Horsham District Council energy and sustainability policy.

7. Conclusion

- 7.1. This Planning and Design Statement has demonstrated that the proposed development at land to the north of Eastlands Lane, Cowfold, comprising nine residential dwellings with associated access, parking, carports, garages and landscaping, represents a sustainable, well-considered and policy-compliant form of development when assessed against the Development Plan as a whole and all other material considerations.
- 7.2. The application has been brought forward in the context of an acute housing land supply shortfall within Horsham District. Horsham District Council is unable to demonstrate a five-year supply of deliverable housing land and has failed the Housing Delivery Test. As a result, the policies most relevant to the determination of housing applications are out of date, and the presumption in favour of sustainable development under paragraph 11(d) of the National Planning Policy Framework is engaged.
- 7.3. A central issue in the determination of the application is the status of the Cowfold Neighbourhood Plan (CNP). Whilst formally made in October 2025, the evidence set out within this Statement demonstrates that the CNP is based on materially out-of-date housing evidence, was out of date on adoption, and does not adequately respond to the scale of housing need now identified for the district. Furthermore, due to the significant passage of time between Examination and adoption, and the evolution of national and strategic policy in the interim, the CNP cannot be relied upon as an up-to-date or sound basis for decision-making in respect of housing delivery.
- 7.4. The Site lies contiguous to the built-up area of Cowfold, a settlement identified as a Medium Village within the Horsham District Planning Framework, and is well related to existing development. It benefits from good access to local services, facilities, public transport and pedestrian networks. In this context, the Site represents a sustainable settlement-edge location, capable of contributing positively to housing delivery without undermining the wider development strategy.
- 7.5. Although the Site is not allocated within the adopted Local Plan or the CNP, the significant housing shortfall and the Council's failure to maintain an adequate supply of deliverable housing land substantially reduce the weight that can be afforded to restrictive countryside and settlement boundary policies. The proposals align with the principles of the Council's Shaping Development in Horsham District document, which expressly recognises the role of unallocated sites adjoining settlement boundaries in addressing housing needs where planned delivery has failed. It is considered that the proposals comply with the following criteria, as weighed up in the principle of development section of this Planning Statement.
- The site adjoins the existing settlement edge as defined by the BUAB;
 - The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
 - The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
 - The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
 - The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.
- 7.6. The application is supported by a comprehensive suite of technical assessments which demonstrate that the development would not give rise to unacceptable impacts. The proposals have been shown to:

- Deliver a high-quality, context-led design appropriate to a settlement-edge location;
- Protect the amenity of neighbouring occupiers through careful layout, orientation and landscaping;
- Integrate successfully into the surrounding landscape, with impacts appropriately mitigated;
- Avoid harm to heritage assets and archaeology;
- Provide safe and suitable access with minimal transport and highway impacts;
- Manage flood risk and surface water sustainably;
- Address ecological matters appropriately, with biodiversity net gain secured through off-site provision;
- Avoid unacceptable impacts in relation to contamination and odour; and
- Deliver a highly energy-efficient development exceeding minimum regulatory standards.

- 7.7. Consideration has also been given to the references within the Cowfold Neighbourhood Plan to the concept of 'Quiet Lanes'. Whilst Eastlands Lane has been identified locally as a route which could potentially support shared use by pedestrians, cyclists, horse riders and vehicles, it is not formally designated as a Quiet Lane and cannot be classified as such as it is a private road. Notwithstanding this, the proposals have been designed to respect the quiet rural character of the lane, with the Transport Statement confirming that the development will generate very low vehicle movements. In addition, the scheme includes measures to prioritise pedestrian safety, including improved access arrangements and the potential provision of informal pedestrian refuge points along the lane, ensuring that the shared nature and amenity of the route are maintained.
- 7.8. The proposed development would deliver an immediate, certain and meaningful contribution to meeting the district's acute housing needs, providing nine new dwellings in a sustainable and well-connected location. The applicant is committed to progressing the development without delay and confirms that, subject only to the grant of planning permission and the discharge of conditions, development would commence promptly. This will ensure that the site contributes to housing delivery within the earliest part of the five-year period. In a district unable to demonstrate a five-year housing land supply, the proposal represents precisely the type of small-scale, sustainable and readily implementable development that national policy seeks to support, and it should therefore attract substantial weight in favour of approval in the planning balance.
- 7.9. The benefits of the scheme are clear and substantial, and there are no identified adverse impacts that would significantly and demonstrably outweigh those benefits when assessed against the policies of the Framework taken as a whole.
- 7.10. Full details of the proposals and drone footage can be found in the following link: <https://vimeo.com/1159638827?share=copy&fl=sv&fe=ci>
- 7.11. In light of the above, and having full regard to the Development Plan, national planning policy and all other material considerations, it is concluded that the proposal represents a sustainable and appropriate response to the district's housing needs. The application accords with the objectives of the National Planning Policy Framework and should therefore be granted planning permission.

