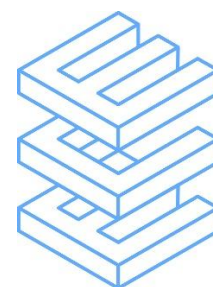


Client	Eastlands Farm Ltd & Hunter Developments Ltd		
Project	P2305i Eastlands Lane, Cowfold		
Document	Summary Statement of Case	Revision	
Date	15 June 2026		
Author	S Lower	Checked	C Barker



- 1.1. This document provides a Summary of our Full Statement of Case.
- 1.2. The Council's reasons for refusal are confined to the principle of development, having regard to the site's location beyond the defined built-up area boundary, and to alleged landscape and character harm.
- 1.3. The Appellant's case is that the proposal represents a modest, well-contained and sustainable form of residential development, closely related to the existing settlement of Cowfold. The site is not an isolated countryside location. It lies adjacent to the settlement edge, is accessed from Eastlands Lane, and is experienced fully in the context of adjacent residential development.
- 1.4. Whilst the site lies outside the defined built-up area boundary and is not allocated for housing, this is not determinative. The Council cannot demonstrate a five-year housing land supply (1.7 years), and paragraph 11(d) of the National Planning Policy Framework is engaged.
- 1.5. The tilted balance is therefore a central material consideration. In that context, the appeal scheme would make an immediate and meaningful contribution to housing delivery in a District facing a substantial and acknowledged shortfall.
- 1.6. The Council also places reliance on the Cowfold Neighbourhood Plan and conflict with paragraph 14 of the Framework; however, the Appellant's position is that the relevant housing policies should attract limited weight. Although recently made, the Neighbourhood Plan's housing strategy is founded on outdated evidence, including a 2019 Housing Needs Assessment.
- 1.7. Furthermore, the adopted Horsham District Planning Framework, is out of date for housing supply purposes.
- 1.8. Cowfold is identified as a Medium Village, with a broad range of local services and facilities, and is therefore a settlement capable of accommodating proportionate growth.
- 1.9. The planned level of growth for Cowfold is therefore materially below what would be expected when considered against current District-wide need. The provision of nine dwellings is modest, proportionate and consistent with the role and function of Cowfold as a sustainable Medium Village.
- 1.10. In landscape terms, the Council's objection is overstated. The appeal site is a visually contained infill and a small-scale residential scheme would not cause harm to the wider landscape setting.
- 1.11. The development would be low density, designed to provide a range of dwelling scales and sizes to reflect the immediate character, and set within a landscape-led framework.
- 1.12. Existing vegetation would be retained, reinforced by new planting, and a meaningful undeveloped buffer would be maintained adjacent to woodland.

- 1.13. Other matters, including ecology, drainage, public rights of way, pedestrian access and lighting, either did not form reasons for refusal or are capable of being addressed by condition, obligation, licence or further detailed approval. There is no technical objection which should weigh decisively against the proposal.
- 1.14. The planning balance therefore falls firmly in favour of the appeal. The proposal would deliver much-needed homes in a sustainable village location, on a visually contained settlement-edge site, without harm.
- 1.15. Any limited conflict with settlement boundary policies is clearly outweighed by the social, economic and planning benefits of the scheme.