

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Horsham District Council – Planning Dept                                      |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Land at 521816 122277 Eastlands Lane Cowfold                                  |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                               |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DC/26/0472                                                                    |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Advice / No Objection / Objection / More Information / Modification / Refusal |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b> The proposed development will result in less than substantial harm to the setting of Clerks and at the lowest end of the scale.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |
| <b>MAIN COMMENTS:</b><br><br><p>Dear T,</p> <p>The site lies beyond the core of Cowfold village and is experienced as open space at the transition between the village and open countryside. Eastlands Farm lay well beyond the village until the suburban expansion in the twentieth century but even now the former farm is still experienced as separate and detached from the village.</p> <p>The proposal will not directly impact Clerks but will have an impact within its wider setting. The proposal includes dwellings that will infill the land between the properties to the north. This will result in an experience of Clerks as having a closer relationship with the village rather than reinforcing its separateness as a historic farmstead beyond the village. The harm will amount to less than substantial at the lowest end of the range but harm nonetheless. Please weigh this harm against the public benefit arising from the proposal.</p> <p>Regards,<br/>Seán</p> |                                                                               |

**ANY RECOMMENDED CONDITIONS: N/A**

**NAME:** Seán Rix

**DEPARTMENT:** Conservation

**DATE:** 31.03.26