

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Application Number: DC/26/0472

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

On behalf of: Eastlands Farm Ltd and Hunter Developments Ltd

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

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

Land North of Eastlands Lane Cowfold West Sussex

as shown on Plan and Application Number DC/26/0472 submitted to the Council on 17/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would be located beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3 and 26 of the Horsham District Planning Framework (2015) and policies 9 and 10 of the Cowfold Neighbourhood Plan 2019-2031. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations which would outweigh harm arising from conflict with the above policies.
- 2 The development entails a quantum of built form that would formalise and suburbanise the site, resulting in the dilution and erosion of the informal character of the landscape and countryside setting. The proposal would result in a prominent form of development that would fail to preserve and/or enhance the landscape characteristics of the area. The proposed development would therefore be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policy 9 of the Cowfold Neighbourhood Plan 2019-2031.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	TN01 - Provision of Further Information for DC/26/0472 by	1ecco2/2510088	07.05.2026

	Motion dated 29 April 2026		
Supporting Docs	Preliminary Ecological Appraisal by Environmental Assessment Services Ltd dated December 2025	859/LG/Eastlands /PEA	17.03.2026
Location & Block plan	Location Plan & Proposed Block Plan	2562-01 REVISION A	10.04.2026
Site plan	Proposed Site Plan	2562-03 REVISION C	10.04.2026
Floor plan	House Type 1 (Plot No. 9) - Floor Plan	2562-10 REVISION B	17.03.2026
Elevation plan	House Type 1 (Plot No. 9) - Elevations (1 of 2)	2562-11 REVISION B	17.03.2026
Elevation plan	House Type 1 (Plot No. 9) - Elevations (2 of 2)	2562-12 REVISION B	17.03.2026
Floor plan	House Type 2 (Plot No. 1 & 2) - Floor Plans	2562-13 REVISION B	17.03.2026
Elevation plan	House Type 2 (Plot No. 1 & 2) - Elevations	2562-14 REVISION B	17.03.2026
Floor plan	House Type 3 (Plot No. 6 & 7) - Floor Plans	2562-15 REVISION B	17.03.2026
Elevation plan	House Type 3 (Plot No. 6 & 7) - Elevations	2562-16 REVISION B	17.03.2026
Floor plan	House Type 4 (Plot No. 4 & 5) - Floor Plans	2562-17 REVISION B	17.03.2026
Elevation plan	House Type 4 (Plot No. 4 & 5) - Elevations	2562-18 REVISION B	17.03.2026
Floor plan	House Type 5 (Plot No. 8) - Floor Plans	2562-19 REVISION B	17.03.2026
Elevation plan	House Type 5 (Plot No. 8) - Elevations	2562-20 REVISION B	17.03.2026
Floor plan	House Type 6 (Plot No. 3) - Floor Plans	2562-21 REVISION B	17.03.2026
Elevation plan	House Type 6 (Plot No. 3) - Elevations	2562-22 REVISION B	17.03.2026
Elevation plan	Site Elevations	2562-24 REVISION A	17.03.2026
Supporting Docs	Odour Assessment by Phlorum Ltd dated October 2025	13868 v0	17.03.2026
Supporting Statement	Energy Statement by Impact Sustainability dated 14.01.2026	IS2553/ESR/01 Rev 00	17.03.2026
Supporting Docs	Landscape and Visual Impact Assessment by LVIA Ltd dated January 2026	NONE HG1714lvia	17.03.2026
Supporting Statement	Planning and Design Statement by ECE Planning dated March 2026	P2305	17.03.2026
Supporting Docs	Transport Statement by gta Civils & Transport dated March 2026	14043	17.03.2026

Supporting Docs	Preliminary Ground Contamination Risk Assessment Report by Ashdown Site Investigation dated 17 December 2025	R17020	17.03.2026
Supporting Statement	Historic Environment Desk-Based Assessment by Orion dated January 2026	RQA-01357-01335	17.03.2026
Supporting Docs	Flood Risk Assessment and Drainage Strategy by Motion dated 10 February 2026	1ecco2/2510088 Final B	17.03.2026
Supporting Statement	Odour Statement by Phlorum Ltd dated 27 January 2026	PB/14300B/RB	17.03.2026

Note To Applicant:

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



Emma Parkes
Head of Development and Building Control

Date: 18/05/2026

ADDITIONAL INFORMATION

Right of Appeals

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

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

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

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

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could

not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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