



Application for an award of appeal costs

You can use this form as a template if you wish to apply for costs in:-

- a written appeal
- an appeal going to a hearing or inquiry, but you wish to give advance notice of an application for costs
- an appeal which is withdrawn (or where the enforcement notice is withdrawn).

Notes to help you are in part D

A. Information about the claimant

Full name: The Wiston Estate

Address: Wiston Estate Office Wiston Park Steyning, West Sussex

Postcode: BN44 3DD Your reference:

Daytime telephone No: Fax no:

Email address:

Status (Appellant/Local Planning Authority/Interested Party):

Appellant

Agent's Name (if applicable): Huw James, ECE Planning

Agent's Address:

ECE Planning
64-68 Brighton Road, Worthing, BN11 2EN

Postcode: BN11 2EN Reference:

Daytime telephone No: 01903 248777 Fax no:

Date Received (Official use)

B. Information about the party being claimed against

Full name: Horsham District Council

Address: Albery House, Springfield Road, Horsham, West Sussex

Postcode: RH12 2GB

Status (Appellant/Local Planning Authority/Interested Party):

Local Planning Authority

C. Information about the appeal

Planning Inspectorate appeal reference number APP/.....Not provided yet.

(Please quote all appeal reference numbers if the costs application relates to more than one appeal)

Name of Local Planning Authority: Horsham District Council

Description of the development: Prior Notification for the change of use of agricultural building to 4no. dwellinghouses.

Address of the site: Hole Street Farmhouse Hole Street Wiston West Sussex

Notes for guidance on your costs application – please read before going ahead

Appellants, local planning authorities and anyone else involved with the appeal (the parties) are normally expected to cover their own expenses. But anyone involved in the appeal can ask the Secretary of State or appointed Inspector to order that one party pays some or all of another party's costs. Before agreeing to this, we will have to be sure that:

- the person applying was put to unnecessary or wasted expense in the appeal
- because of the unreasonable behaviour of the other party.

An award can only be made if both these tests are met.

Please write (in section E) how you think the other party has acted unreasonably and what expense this has caused you. **Please note that only the unnecessary or wasted costs of the appeal itself can be recovered by an award.**

Before going ahead with an application, your attention is drawn to The National Planning Practice Guidance web-based resource, which contains advice on the award of costs, in the Appeals section.

While there is no formal procedure or application form for making an application for costs you can use the template (below) to make an application for costs in writing.

The decision on your application will not go into the actual amount of costs involved – only the principle and, if an award is made, what the award is broadly for. So there is no need to state the actual amounts you are seeking. If an award is made, the parties will need to settle the amounts involved between them by negotiation; or, if that fails, by applying to the Senior Courts Costs Office for an independent decision on the matter.

When using the costs application form, to give advance notice of a costs application in a hearing or inquiry case, please send a copy of your completed application to the other party.

Please also note there are time limits for making a costs Application depending on the procedure for deciding the appeal. The Award of Costs Guidance provides relevant information.

D. Your costs application

Please state whether you are applying for a full or partial award of costs and what you think is:

- the unreasonable behaviour which has caused you unnecessary or wasted expense in the appeal

The Council acted unreasonably in refusing prior approval by issuing a decision that is unsubstantiated by objective evidence and directly contradicts its own recent handling of a very similar, neighbouring scheme at the same farm (*APP/Z3825/W/25/3364293*).

Specifically, the Council's officer:

- Conflated routine agricultural maintenance and repair with a "substantial rebuild," incorrectly asserting that the building was not capable of conversion.
- Ignored and failed to give proper weight to the professional structural inspection report submitted by the Appellant, relying instead on subjective speculation regarding the building's integrity.
- Unreasonably misapplied the provisions of Class Q(j) by treating standard internal works and necessary structural bracing/enclosure as the creation of a "new build," contrary to clear national guidance and established appeal precedent for the site.

This flawed assessment forced the Appellant to incur the unnecessary and wasted expense of lodging an appeal to secure development rights that should have straightforwardly been granted.

- your unnecessary or wasted expense in the appeal (not the amount, but the kind of expense)

Professional fees incurred in preparing, submitting, and managing the appeal.

Please sign below

I understand that:

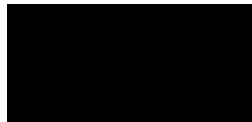
(a) use of this form is voluntary, and that the Planning Inspectorate may use the information I have given for official purposes in connection with the processing of my application for an award of costs;

(b) the costs decision resulting from processing my application will be published on the Planning Portal and will include relevant names but not addresses.

By signing this form I am agreeing to the above use of the information I have provided.

I have completed all sections of the form and confirm that details are correct to the best of my knowledge. (Please note: signature is not necessary for electronic submissions)

Signature



On behalf of The Wiston Estate

Date 17 September 2026

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our privacy notice.

See the link to the following page on GOV.UK

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices>

Please note exceptions below but otherwise send this form and any supporting documents to:

Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

For the attention of your appeal case officer

Or e-mail it to the email address as shown on the letter(s) you have received from your appeal case officer.

Exceptions - please note:

(1) Householder Appeals Service (HAS) & Commercial Appeals Service (CAS)

Please ensure your costs application – if you wish to make one - is with your appeal form when submitting a HAS or CAS appeal. If you are submitting your costs application via the Planning Casework Service on the Planning Portal please attach it to the grounds of appeal as a separate document

If using the postal service please send your completed HAS/CAS appeal form along with your costs application to the address quoted on the appeal form.

(2) Tree Preservation Order (TPO) appeals

In the case of a written TPO appeal any application for costs should normally be made at the same time as the appeal. E-mail to: environment.appeals@pins.gsi.gov.uk