

Eastlands Farm Ltd – Eastlands Farm Development

Community Engagement Overview

Background

Eastlands Farm Ltd purchased Eastlands Farm in 1999 and subsequently undertook a sympathetic redevelopment under the approved planning application CF/15/00.

The remaining land has since been used primarily for grazing. However, the land is largely redundant in agricultural terms. As a result, the owners have been promoting the site for consideration for allocation and appropriate residential development.

Community and Parish Council Engagement

In light of the current shortfall in housing within the area, the company has chosen to submit a small-scale planning application for nine houses. With this in mind, the applicant has undertaken a number of community and parish council engagement activities prior to submission.

A letter outlining our intentions (Document A) was delivered to more than 100 neighbouring residents, as well as to the parish council (Document B). The letter invited residents and parish council members to attend a planning presentation at Cowfold Village Hall on 31 January.

More than 70 residents attended this presentation, during which a video and CGI presentation were shown explaining the background to the site and the development intentions. The event concluded with an open question-and-answer session lasting approximately two hours.

Following the presentation on 31 January, a follow-up postcard was distributed to all neighbours and the parish council (Document C).

It is the applicant's intention to hold a further public presentation once the planning application has been formally registered.

Community Engagement Highlights

- Initial Contact with Parish Council and Neighbours
- Distribution of a letter to neighbours introducing the applicant and outlining the development intentions (Document A).
- Ongoing open communication with the parish council, including attendance at parish council meetings where appropriate.
- Public Planning Presentations

- A pre-application public presentation was held to provide residents with the opportunity to understand the proposals and provide feedback.
- Once the application is registered, a further presentation will be held to answer any additional questions from residents and stakeholders.

Public Open Day Presentations

Initial Planning Presentation – 31 January 2026

Location: Cowfold Village Hall

Attendees: 74 (including parish councillors)

Advertising:

- Advertised via the Cowfold Village Residents Facebook Group.
- Initial letters and follow-up postcards distributed to more than 100 residents living adjacent to or near Eastlands Farm (Documents A, B & C).
- Copies of the invitation emailed to known neighbours and the parish council for wider distribution (Document A).

Agenda:

Meeting Duration: Approximately 3 hours

Presentation:

A drone and CGI-based video outlining the background of the company, the history of the site and the proposed development.

Discussion Points:

- Site layout and housing unit sizes
- Proposed access route and feedback received from Highways following a pre-application consultation
- Footpath improvements
- Drainage considerations

Second Open Day Presentation (Planned 18.04.26)

Location: Cowfold Village Hall

Advertising:

- Advertising via the Cowfold Village Residents Facebook Group.
- Invitation letters will be distributed to over 100 nearby residents (Documents D & E).
- Copies emailed to known neighbours and the parish council for wider distribution (Document D).

Agenda:

- Presentation of an updated drone and CGI video outlining the latest proposals.
- Hard copies of the proposed site masterplan available for review (Document F).

Objective:

- To provide residents with an opportunity to ask questions regarding the final proposal and to ensure all stakeholders are fully informed prior to determination of the application.
- To clarify the status of Eastlands Lane as Quiet Lane.
The lane is not a Quiet Lane currently and cannot be formally classified as a Quiet Lane as it is a private road. This designation cannot be applied without the applicant being notified and it is not something that can be imposed retrospectively on a private route in this way. On that basis, Quiet Lane status cannot reasonably be applied in this instance in the context of the Cowfold Neighborhood Plan.
Notwithstanding this advice, we appreciate fully the quiet nature of Eastlands Lane and need to ensure our submissions provide assurances that vehicle movements will be very low and pedestrian safety will be a priority, with the potential for improvements. On that basis, we consider it would be appropriate to introduce a series of dedicated pedestrian refuge points, supported by appropriate signage, along the route. The intention is that these provide clear, recognised places for pedestrians to move to when vehicles are approaching, reinforcing the shared nature of the lane while maintaining safety.

Individual Neighbour Meetings

Land Manager, Lee Goossens, held several one-to-one meetings with neighbouring residents who expressed concerns about the proposals.

These discussions provided an opportunity to listen to specific concerns, refine aspects of the proposal where appropriate, and address issues directly with those most closely affected by the development.

Ongoing Engagement

The applicant remains committed to maintaining open lines of communication with neighbouring residents and the parish council. Feedback is actively encouraged and any concerns raised are addressed wherever possible.

The applicant also operates an open-site policy, inviting members of the community to visit the property and discuss the proposals in person.

In addition, the drone and CGI video presentation, which provides a comprehensive overview of the proposal, is publicly available on the applicant's website and is actively promoted to ensure all stakeholders have access to clear and transparent information.

Full copies of the final planning application have been made available to neighbouring residents, and the applicant continues to welcome further dialogue and feedback throughout the planning process.



Dear Neighbour,

I am writing to share details of a planning application we intend to submit for a small-scale residential development of nine houses on part of the land owned by Eastlands Farm Ltd. We would also like to invite you to attend a public presentation on **31 January at Cowfold Village Hall**, starting at **14:30**, where we will present our proposals, answer any questions, and listen to your feedback.

For your advance information, I have enclosed the following:

- A plan showing the layout and location of the proposed houses
- A computer-generated image of the proposed development
- A plan identifying all land under the ownership of Eastlands Farm Ltd, together with an outline of our current intentions for that land

If the proposed application is successful, we intend to commit the vast majority of the remaining land—identified as **Lot 3** on the plan—to a renatured habitat under the new **Biodiversity Net Gain (BNG)** scheme. Further information about BNG can be found on our website: <https://thehuntergroup.co.uk/biodiversity-net-gain/>

If approved, improvements to Eastlands Lane will be made, including widening and the introduction of passing spaces. The existing woodland, shown as **Lot 4** and outlined in blue, will be improved and maintained to a high standard as part of the wider independent BNG habitat plan, whilst **Lot 2** will be retained as open grassland.

Having promoted the possibility of development for some years, and in light of recent changes to the local development plan, we believe the timing is right to deliver a modest form of development. The proposals aim to sustain the local pattern of development by providing a small number of family homes that are well connected to the village via existing and newly formed footpaths.

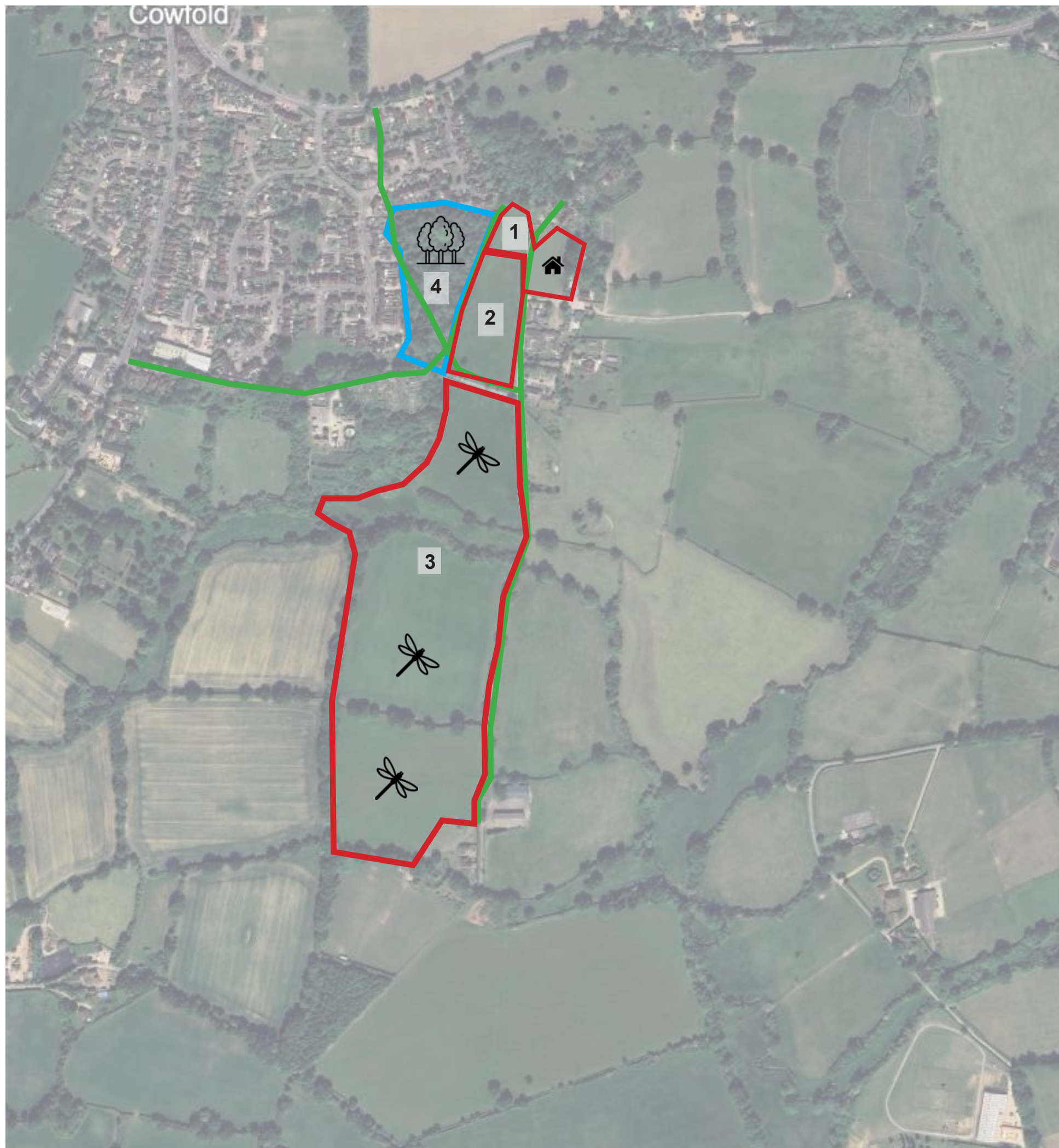
I hope you are able to attend the public meeting on 31 January to share your views. If possible, we would appreciate it if you could let us know whether you are likely to attend. Alternatively, you are very welcome to email your thoughts and questions to lg@thehuntergroup.co.uk.

Yours sincerely,
Lee Goossens
Managing Director









Eastlands Park, Eastlands Lane, Cowfold



Red land parcel 1 - 9 Residential Units

Red land parcel 2 - To remain as pasture



Red land parcel 3 - BNG - 24acres



Blue woodland parcel 4 - Woodland regeneration - 4.9acres



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lg@thehuntergroup.co.uk | 07710908088

www.thehuntergroup.co.uk

Nash Manor, Nutbourne Lane, Nutbourne, RH20 2HS



Att Mr T Parsons (Parish Clerk) | clerk@cowfold-pc.gov.uk
Cowfold Parish Council
The Allmond Centre
Cowfold
RH13 8BL

Dear Mr Parsons, Chairman and Councillors,

I am writing regarding two matters relating to Eastlands Farm, Eastlands Lane, and would welcome the opportunity to attend a Parish Council meeting to discuss either or both items in person.

1. Proposed Planning Application

We intend to submit a planning application for a small-scale residential development of nine homes on part of the land owned by Eastlands Farm Ltd.

We have already shared the information outlined below with immediate neighbours and have invited them to attend a public presentation on **31 January at Cowfold Village Hall**, starting at **14:30**, where we will present our proposals, answer questions, and listen to feedback. We would be very pleased if a Parish Councillor were able to attend.

Please find enclosed / attached:

- A plan showing the layout and location of the proposed dwellings
- A computer-generated image of the proposed development
- A plan identifying all land in the ownership of Eastlands Farm Ltd, together with an outline of our current intentions for that land

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Improvements to Eastlands Lane, including widening and the introduction of passing spaces, will be proposed as part of the application. The existing woodland, shown as **Lot 4** and outlined in blue, will be improved and maintained to a high standard as part of the wider independent BNG habitat plan, whilst **Lot 2** will be retained as open grassland.





Having promoted the site for approximately ten years, and in light of recent changes to the local development plan, we believe the timing is right to deliver a modest form of development. The proposals aim to sustain the local pattern of development while providing a small number of family-sized homes that are well connected to the village via existing footpaths.

2. Footpaths

We would also welcome an opportunity to discuss the long-standing informal footpath between Acorn Avenue and Eastlands Lane (images enclosed / attached). For some time, walkers have been accessing this route by passing through the boundary fence to create a shortcut to and from the village, crossing what we understand to be Parish Council-owned land.

We would like to regularise this route by installing a suitable gate and establishing a permissive right of way for local residents. The proposed new footpath is highlighted in yellow on the enclosed land plan. Before taking any steps, we would welcome the Parish Council's views and guidance.

About Our Work

As a company, we specialise in the sensitive and sympathetic redevelopment of country estates and farms. Examples of our work—particularly our recent project at Stonehouse Farm near Handcross—can be found on our website at **thehuntergroup.co.uk**, or by scanning the QR code at the foot of this letter.

I hope that a councillor may be able to attend the public meeting on 31 January. In any event, we would welcome the opportunity to discuss these matters further with the Parish Council, either in advance of the submission or at a Parish Council meeting once the application has been registered and issued for consultation.

Yours sincerely,

Lee Goossens

Managing Director

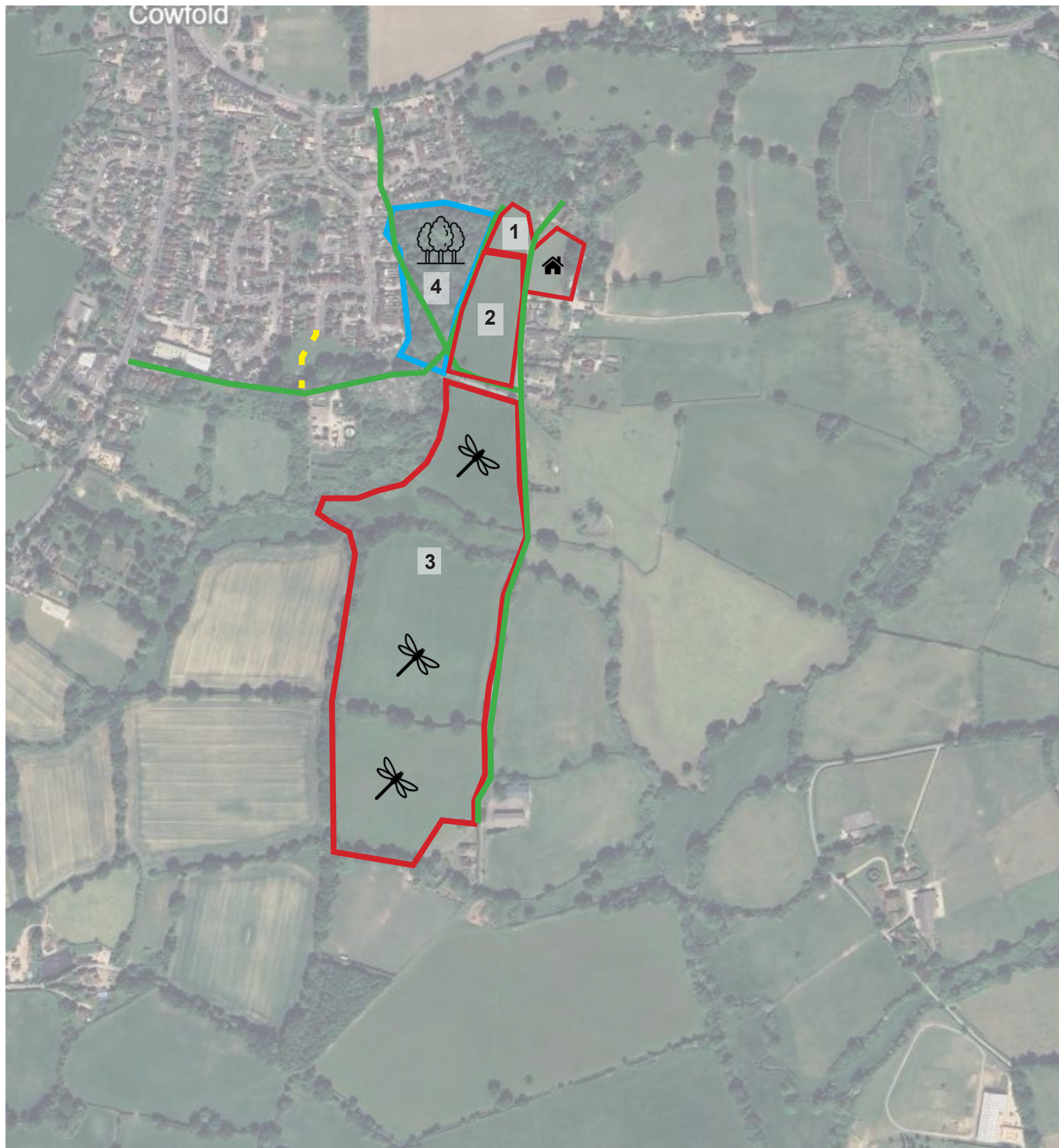
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Eastlands Park, Eastlands Lane, Cowfold



Red land parcel 1 - 9 Residential Units

Red land parcel 2 - To remain as pasture



Red land parcel 3 - BNG - 24acres



Blue woodland parcel 4 - Woodland regeneration - 4.9acres



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Proposed Footpath

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Nash Manor, Nutbourne Lane, Nutbourne, RH20 2HS





Drain

Cattle
Grid

Pond

The Bull Pen







Eastlands
FARM

www.thehuntergroup.co.uk

We would like to thank everyone who attended our presentation regarding our intentions for Eastlands Farm on 31 January. We greatly appreciate people taking the time to attend and to share their views on our proposals.

We will carefully consider the comments received and how these may help us improve our proposals prior to submitting any application. We also intend to hold a further presentation to share any changes and to provide more detailed responses to a number of points raised by the community.

You can watch a short video shown at the presentation here:



More information regarding our current BNG habitat schemes can be found here:





Dear Neighbour,

I am writing following our public presentation at Cowfold Village Hall on the 31st of January to invite you a second public presentation on the **18th April at Cowfold Village Hall**, starting at **14:30** following the recent submission of our application under reference **DC/XX/XXX**

At this meeting we will be able to represent our proposals, answer any questions, you may have regarding the application for the proposed small-scale residential development of nine houses on part of the land owned by Eastlands Farm Ltd.

For your advance information, please scan the QR code to view the following:



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Having promoted the possibility of development for some years, and in light of recent changes to the local development plan, we believe the timing is right to deliver a modest form of development. The proposals aim to sustain the local pattern of development by providing a small number of family homes that are well connected to the village via existing and newly formed footpaths.

I hope you are able to attend the public meeting on 18th of April to share your views. If possible, we would appreciate it if you could let us know whether you are likely to attend. Alternatively, you are very welcome to email your thoughts and questions to **lg@thehuntergroup.co.uk**.

Yours sincerely,

Lee Goossens

Managing Director





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Cowfold Parish Council
The Allmond Centre
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1. Proposed Planning Application

We have already shared the information outlined below with immediate neighbours and have invited them to attend the public presentation **at 14:30 on 18th of April at Cowfold Village Hall**, where we will present details of the application, take questions, and listen to the community's feedback. We would be grateful if a Parish Councillor were able to attend.

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Having promoted the site for approximately ten years, and in knowledge of the districts significant housing shortfall we believe the timing is right to deliver a modest form of residential development. The proposals aim to sustain the local pattern of development while providing a small number of family-sized homes that are well connected to the village via existing footpaths.

2. Footpaths

We previously touched on the long-standing informal footpath between Acorn Avenue and Eastlands Lane and following your confirmation that the Parish Council would like to see this route formalised as permissive right of way. If the application is approved, we intend to regularise this route by installing a suitable gate and establishing a permissive right of way for residents. The proposed new footpath is highlighted in yellow on the enclosed land plan. If you would like to discuss this further, please do let me know.

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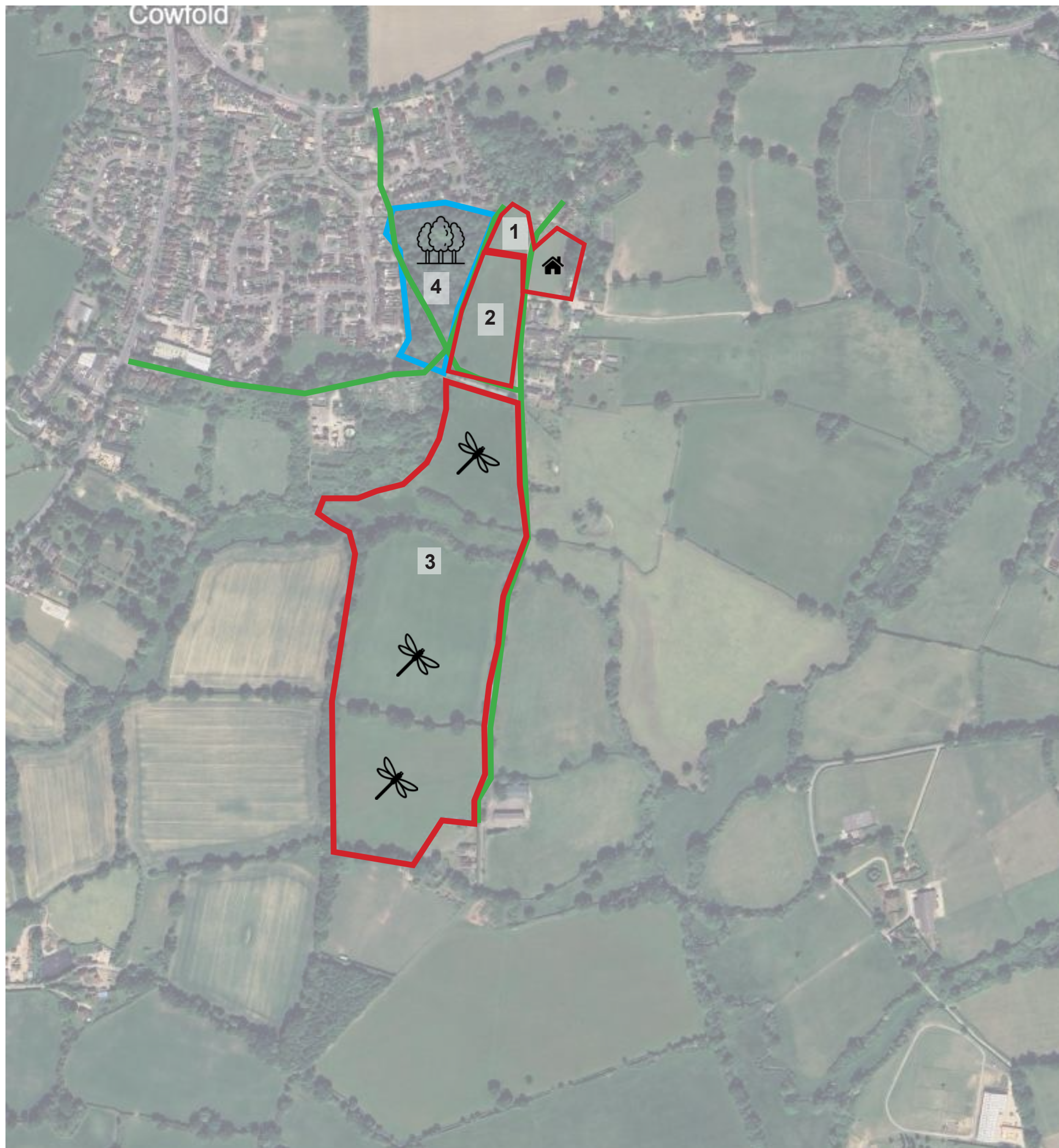


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