

Appeal 6011338

Submitted on 15 June 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	18 May 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Refer to Company Name Refer to Company Name Eastlands Farm Ltd & Hunter Developments Ltd
Contact details	Chris Barker ECE Planning
What is your phone number?	
What is the address of the appeal site?	Land North of Eastlands Lane Cowfold West Sussex RH13 8AY
What is the area of the appeal site?	0.5 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The appeal site comprises private land and the Inspector will need to enter the site in order to properly understand the relationship between the proposed development areas, Eastlands Lane, existing dwellings, Eastlands Wood, the public rights of way, landscape boundaries and settlement edge.

Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0472
What date did you submit your application?	17 March 2026
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Erection of 9no. dwellings with associated car parking spaces, detached carports, garages and landscaping.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Hearing
Why would you prefer a hearing?	Please refer to Mode of Appeal Letter.
Are there other appeals linked to your development?	No

Upload documents

Application form	P2305 Applciation Form Final 260317.pdf (/document/3c5b31d5-5156-44da-9878-f5eca97031b8)
Decision letter	P2305 Delegated Officer Report 260518.pdf (/document/e5031714-d99a-4f6a-9822-660e32fa827f) P2305 Decision Notice 260518.pdf (/document/bf457b86-df51-4ff4-8035-dccb814498b)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	Yes
Separate ownership certificate and agricultural land declaration	P2305 Appeal Notice Letter WSCC 260615 SL.pdf (/document/63ab5d61-d1bb-4bf8-bb32-a2bc8979f505)

Appeal statement

[NSP Report Land North of Eastlands Lane NSP Ref. 202605025.pdf \(/document/00b9c6f5-70c6-4bc5-a931-0cb563124c1d\)](#)
[P2305i Proposed Draft Planning Conditions 260615 SL.pdf \(/document/8dab9147-17ff-4d6f-a258-12b256c0c1bb\)](#)
[NatureSpace GCN Mitigation Principles November 2021.pdf \(/document/35f1d77a-b3c2-4cea-9283-1cf926d98832\)](#)
[P2305i Appeal Documents List Final Issue 260615 SL.pdf \(/document/b56e6ba4-97f0-4cd6-bb20-4f7e9ff19b78\)](#)
[202605025 Impact Plan V01.pdf \(/document/76a8d822-4a0b-4a97-b51a-566bd927b73a\)](#)
[P2305 SOC Final Issue with Appendices 260615 SL.pdf \(/document/81d5ff7b-1f0e-4025-ac8f-66ae72aebc5e\)](#)
[P2305i Draft Heads of Terms Contract 260615 SL.pdf \(/document/6df7ec11-ab58-4733-829b-7597ecf264b6\)](#)
[NatureSpace Best Practice Principles March 2021.pdf \(/document/e20af671-93bf-4e2a-809d-763ffb37ea93\)](#)
[P2305i Summary SOC 260615 SL.pdf \(/document/5e52f23b-2c38-4718-9ee3-81886571bfd6\)](#)
[P2305 Mode of Appeal Covering Letter FINAL 260615 SL.pdf \(/document/528b6f1b-f6df-433b-8ef1-c10cfa14e353\)](#)
[Invoice INV-4929.pdf \(/document/20a3c2ad-e156-4205-b86f-c3e6ba45ab53\)](#)
[HG1714ls.pdf \(/document/aa13ba2c-6e98-4a04-ba2b-cbee3c7d917e\)](#)

Draft statement of common ground

[P2305i Draft SOCG 260615 SL.pdf \(/document/b629d6dc-b483-4fa5-9877-387e802900e4\)](#)

Do you want to apply for an award of appeal costs?

No

Did you submit a design and access statement with your application?

No

Plans, drawings and supporting documents

[Scene 4a wc.png \(/document/81aa9972-95fe-434c-907b-021eb3466bf4\)](#)
[Scene 3a1 WC.png \(/document/9eb5a74d-bec2-4d6c-8de8-0285b1d6cf96\)](#)
[2562-14B - House Type 2 Plot No 1-2 Elevations.pdf \(/document/c0b727ce-f823-4476-a065-058091a9bcc0\)](#)
[2562-13B - House Type 2 Plot No 1-2 Floor Plans.pdf \(/document/0c58ddaf-8325-483f-a898-06b2fdd302c5\)](#)
[P2305 Ecology Response 260423.pdf \(/document/0744c174-0d5b-41b7-baf8-](#)

[092b9490619a\)](#)
[P2305 Email from Officer refusing Application 260515.pdf \(/document/b3b6b853-c5af-4222-a368-0da5ab8f92a5\)](#)
[P2305 WSCC Highways 260416.pdf \(/document/3adc70ad-97eb-4d3d-821d-0e516ce4a0a3\)](#)
[2562-03B - Proposed Site Plan.pdf \(/document/f6c1063b-6b9b-4967-8eda-1a6bf88a8358\)](#)
[2562-12B - House Type 1 Plot No9 - Elevations 2 of 2.pdf \(/document/632d6e33-501b-4765-8e27-1fd1d0009512\)](#)
[2562-11B - House Type 1 Plot No9 - Elevations 1 of 2.pdf \(/document/822137b4-9155-4188-9a9e-272ebbb8e412\)](#)
[2562-15B - House Type 3 Plot No 6-7 Floor Plans.pdf \(/document/6bdf1ce-3b02-43f8-aba2-2a8740005ea5\)](#)
[P2305 WSCC Highways 260413.pdf \(/document/1b87df71-2f21-4865-85cc-2fdbfa6fa151\)](#)
[P2305 Agreement of EoT 260512.pdf \(/document/dc82cb8e-0bf5-4dc0-96ed-32c2a3b7fd57\)](#)
[BNG Eastlands PDF.pdf \(/document/2f0ef4b6-0fea-4bff-af39-33b52107d074\)](#)
[2562-10B - House Type 1 Plot No9 Floor Plans.pdf \(/document/43d7ecd5-1cb0-4de4-8e76-34018e582e31\)](#)
[P2305 Email from ECE to CO to discuss principle 260513.pdf \(/document/6451732a-c46a-459e-8b2e-447db73d1d78\)](#)
[2562-18B - House Type 4 Plot No 4-5 Elevations.pdf \(/document/f0bca3c8-dc5c-4775-878a-45548fced8e5\)](#)
[P2305 Planning Statement Final Issue 260317 SL.pdf \(/document/ea236a86-a752-49a4-ba6c-4b4761db0fb7\)](#)
[2562-17B - House Type 4 Plot No 4-5 Floor Plans.pdf \(/document/12561fb4-7293-4883-b8ae-50e8d1dffce6\)](#)
[2562-22B - House Type 6 Plot No3 Elevations.pdf \(/document/5b173fd9-9fb7-4d5f-8fea-512a98319638\)](#)
[P2305 Landscape Response 260519.pdf \(/document/27bb5dfb-4f84-4e38-963e-52a0d1e09081\)](#)
[2562-20B - House Type 5 Plot No8 Elevations.pdf \(/document/051b3005-827e-4f08-9a87-593b55a7aa8d\)](#)
[2562-01 - Location and Block Plan.pdf \(/document/beb2200a-872a-4b22-a57a-5d4e9da9a764\)](#)
[4 WC.png \(/document/8c795bdf-0947-43c8-a236-5dd80951a62a\)](#)
[Eastlands Cowfold - PEA Dec 2025.pdf \(/document/88da1fb7-45ab-4dca-8b07-5fc5702487ed\)](#)

[P2305 Environmental Health Response 260402.pdf \(/document/d57a6f48-f21f-4c70-bf53-6551a080c051\)](#)
[R01-1ecco2-FRA and DS-20260210-compressed.pdf \(/document/b3c5efb4-5820-4183-9ee1-75a88d9874c9\)](#)
[Condition Sheet for Modified Grassland East of Eastlands Lane.pdf \(/document/2e48b175-c2b5-40c6-8b6c-7d12e2d2979b\)](#)
[P2305 Email from ECE asking for Reconsultation 260518.pdf \(/document/21bb60b2-d9ab-47b3-b036-7fc0b7cacc6d\)](#)
[P2305 Email on Nature Space Comments 260515.pdf \(/document/5a2c6e9a-8366-497f-a6ed-83514457d902\)](#)
[P2305 Parish Council 260415.pdf \(/document/d5a133c5-dfe7-487b-b009-84d68706b146\)](#)
[Scene 5a WC.png \(/document/a6769433-ec00-43e4-9f6a-8bd79e5c7b4c\)](#)
[13868 \(Od\) v0 Draft.pdf \(/document/992622b1-1058-4cab-8f5d-8cae60fbc84\)](#)
[Part 1 Transport Statement Eastlands Lane Cowfold 160326.pdf \(/document/e4304b5a-853a-409a-bab5-8cd196c95538\)](#)
[Scene 3a1.png \(/document/e2021e8b-4027-4c2b-8fff-907ab437138d\)](#)
[P2305 Notice Letter WSCC Highways 260317 SL.pdf \(/document/a25049ba-f7bc-4cdd-99fb-90dd94e3e563\)](#)
[P2305 Nature Space Response 260428.pdf \(/document/315fb878-f12a-4cf0-a24c-90e64cb8bd73\)](#)
[Part 2 Transport Statement Eastlands Lane Cowfold 160326.pdf \(/document/e038acf6-e0b6-4a70-bf62-976cf557bd5f\)](#)
[P2305 Place Services 260428.pdf \(/document/30229878-4da1-4b83-830c-9831065458e5\)](#)
[Eastlands Plot 2 - BNG 13012026.xlsx \(/document/f3ac2030-967f-416d-b6c9-9895b1a51d69\)](#)
[2 WC.png \(/document/be6798b9-a2d0-4e55-82f3-9f2a0db1294c\)](#)
[Baseline Habitat Map pdf.pdf \(/document/c52a33c0-a577-4e1a-a188-a804d690ae0b\)](#)
[P2305 CIL Form 1 260317 PDF SL.pdf \(/document/8ccd52b3-4295-4eed-ae2d-b1efff5c9eab\)](#)
[14300B \(OD\) v0.pdf \(/document/3545bc33-4e74-4729-b037-b612a1b32d5e\)](#)
[P2350 PROW 260413.pdf \(/document/1e6703aa-9766-4364-bb5d-b82898405a3c\)](#)
[P2305 HDC Drainage 260415.pdf \(/document/045a2c0e-d423-4079-9d06-b9980d5b81e9\)](#)
[2562-16B - House Type 3 Plot No 6-7](#)

[Elevations.pdf \(/document/a96bb732-77cd-41f4-9d7a-bebb79025934\)](#)

[P2305 Southern Water Response 260330.pdf \(/document/fa755859-87be-47a5-9c1d-c024ae752963\)](#)

[P2305 Conservation Response 260331.pdf \(/document/7191db1f-4ae8-4ecb-a2be-c0e52523732f\)](#)

[P2305 Notice Form 260317 SL.pdf \(/document/218bb315-a591-4f47-ba94-c3f07bfd5596\)](#)

[Eastlands Community Engagement_compressed \(1\).pdf \(/document/83e3f131-57dc-4908-a341-c4e67e12ea64\)](#)

[Proposed Habitat Map pdf.pdf \(/document/e011431e-4afd-486f-8287-c5d3bc3829a7\)](#)

[2562-24A - Proposed Site Elevations.pdf \(/document/8369a95a-11e5-4b8b-9b33-d0578f1befc8\)](#)

[Part 2 P17536 R17020 Desk Study.pdf \(/document/29876e1c-dda9-45f5-b709-d0cfa06a3ea0\)](#)

[Eastlands Lane Cowfield - Energy Statement R00.pdf \(/document/183de187-7dc1-4040-a346-dcf8ee0008c6\)](#)

[HG1714Ivia.pdf \(/document/38c873db-c5f9-4216-a8e1-dd019ac03225\)](#)

[P2305 Applciation Form Final 260317.pdf \(/document/6032791b-fb1f-46fb-a5c6-de2e8558dc65\)](#)

[P17536 R17020 Desk Study.pdf \(/document/ea1a3ddf-1527-49ba-a261-e54d1533609d\)](#)

[2562-21B - House Type 6 Plot No3 Floor Plans.pdf \(/document/451bd694-4d96-43c8-86e2-e6d13950aea9\)](#)

[PN825 Eastlands Lane Cowfold Heritage assessment 120125.pdf \(/document/be73a0fd-aab5-4526-8dda-e72c0926eea0\)](#)

[Part 3 P17536 R17020 Desk Study.pdf \(/document/7ece763e-3c74-4370-b9fa-e88acb0fe880\)](#)

[2562-23B - Car Barn Plans and Elevations.pdf \(/document/ea36bbb-f321-49e2-bbad-e8bef2e94744\)](#)

[Part 1 P17536 R17020 Desk Study.pdf \(/document/cf0e29c2-9e7c-46f2-8103-ee29a2d2e01b\)](#)

[Condition Sheet for Modified Grassland west of Eastlands Lane.pdf \(/document/21a5c6af-5811-42dc-8ace-f5bf39f9c560\)](#)

[Scene 1a WC.png \(/document/aed97e2b-5b1e-4951-b031-f656f01bd170\)](#)

[2562-19B - House Type 5 Plot No8 Floor Plans.pdf \(/document/7e2786b1-fbf6-464a-b95c-ff446ad06e0f\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[P2305 Email to Officer submitting Amended Plans 260410.pdf \(/document/ef007474-3040-4b96-8b65-13fdb4e7670b\)](#)
[2562-03C - Proposed Site Plan.pdf \(/document/298bc771-9b90-439a-a23f-401cef327ef2\)](#)
[2562-01A - Location & Block Plan.pdf \(/document/9d4f332e-17df-43db-880a-5db248d9f266\)](#)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[P2305 Email from ECE asking fro Reconsultation 260518.pdf \(/document/41caab11-e25c-46db-8605-0d9a47646c2b\)](#)
[P2305 HDC Drainage 260415.pdf \(/document/44c371d5-220a-4ec8-a86c-0ef76fd22c2b\)](#)
[P2305 Email on Nature Space Comments 260515.pdf \(/document/7301bbd8-2969-464a-8e38-15065816db72\)](#)
[P2305 Email to Officer on PROW Matters 260416.pdf \(/document/6df9ab5e-7bbd-4f5b-a008-1aa2c18b0d41\)](#)
[P2305 Agreement of EoT 260512.pdf \(/document/a8ec26bb-9b43-4a52-a53c-2762e9c62c4a\)](#)
[P2305 Email from ECE to CO to discuss principle 260513.pdf \(/document/72caa538-cee1-4133-bc0f-2aaa410a5b79\)](#)
[P2350 WSCC Highways PROW 260413.pdf \(/document/9436c5ec-7988-4098-9ddd-389cd9207afd\)](#)
[P2305 Email from Officer refusing Application 260515.pdf \(/document/1c69f3e0-507d-458c-8b88-66dc6a569369\)](#)
[P2305 Email to Officer regarding Draiage 260507.pdf \(/document/2875c407-044e-4c1c-b222-aac4e6eff3e5\)](#)
[IDJB05-Inspectors-Post-Hearing-Letter.pdf \(/document/d998f77e-08c2-4231-934d-b11fdd27af1c\)](#)
[APPEAL DECISION 3363148 .pdf \(/document/f2aaf73b-2e1e-4fed-a6f7-ceab26487817\)](#)
[TN01-1ecco2-Response to HDC 2026-04-29.pdf \(/document/b21b1635-54bf-4f36-b0ee-f3edfa995882\)](#)
