

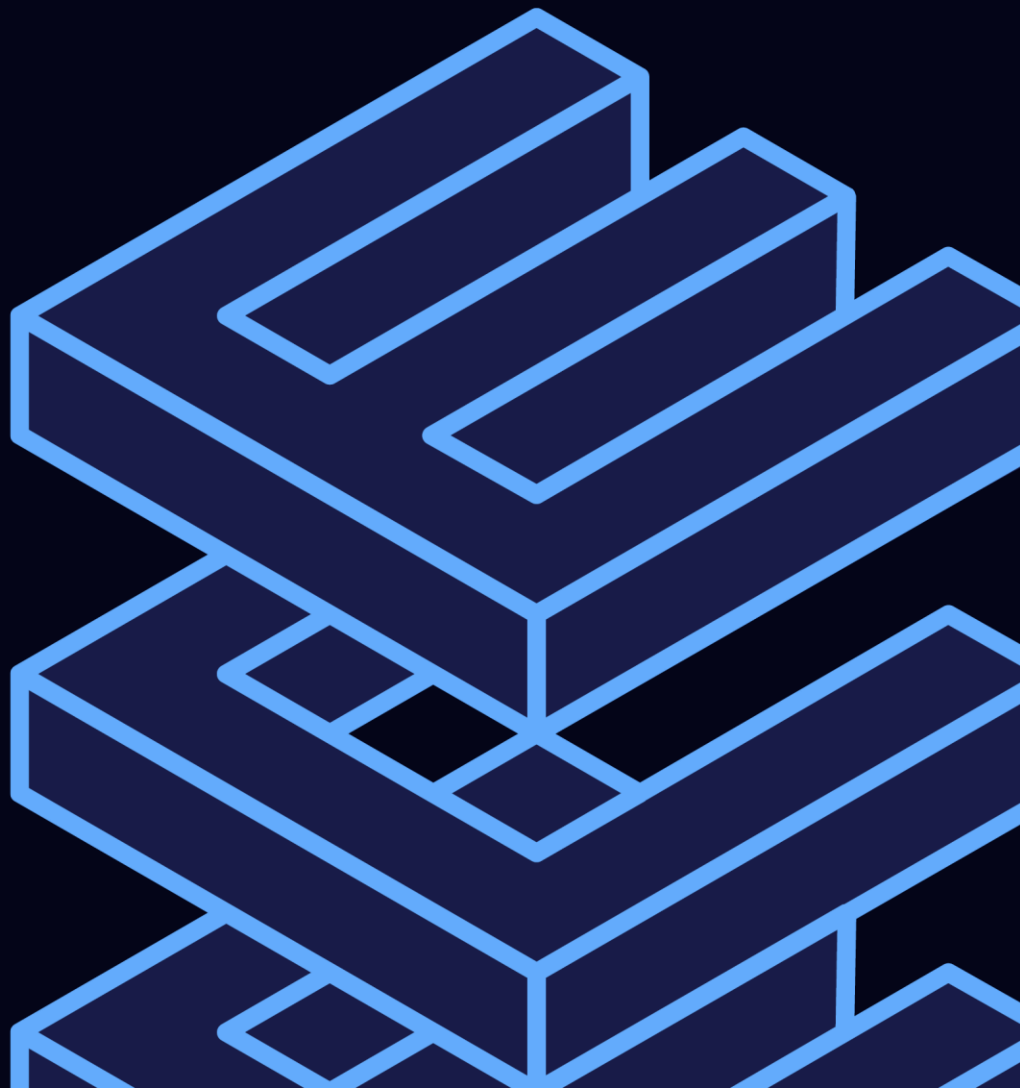


ECE Planning

Appeal Document List

Eastlands Lane, Cowfold

June 2026



ECE Planning
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Project Name: Eastlands Lane, Cowfold

Location Land to the North of Eastlands Lane,
Cowfold

Client: Eastlands Farm Ltd & Hunter Developments
Ltd

File Reference: P2305i

Issue	Date	Author	Checked	Notes
PL1	20.05.2026	P Gallally	S Lower	Initial Draft
PL2	22.05.2026	P Gallally	S Lower	Second Draft
PL3	12.06.2026	R Hoad	C Barker	Planning Issue
PL4	15.06.2026	S Lower	C Barker	Final Issue

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Original Submission – 17th March 2026

Documents

Date	Title
17.03.2026	P2305 Planning Statement Final Issue 260317 SL
17.03.2026	P2305 CIL Form 1 260317 PDF SL
17.03.2026	P2305 Notice Form 260317 SL
17.03.2026	P2305 Notice Letter WSCC Highways 260317 SL
17.03.2026	HG1714Ivia
17.03.2026	14034 Transport Statement_Eastlands Lane, Cowfold_160326
17.03.2026	Part 1 Transport Statement_Eastlands Lane Cowfold_160326
17.03.2026	Part 2 Transport Statement_Eastlands Lane Cowfold_160326
17.03.2026	Baseline Habitat Map pdf
17.03.2026	BNG Eastlands PDF
17.03.2026	Condition Sheet for Modified Grassland East of Eastlands Lane
17.03.2026	Condition Sheet for Modified Grassland west of Eastlands Lane
17.03.2026	Eastlands Cowfold - PEA Dec 2025
17.03.2026	Eastlands Plot 2 - BNG 13012026
17.03.2026	Proposed Habitat Map pdf
17.03.2026	Eastlands Lane Cowfield - Energy Statement R00
17.03.2026	R01-1ecco2-FRA and DS-20260210-compressed
17.03.2026	13868 (Od) v0 Draft
17.03.2026	14300B (OD) v0
17.03.2026	P17536 R17020 Desk Study
17.03.2026	Part 1 P17536 R17020 Desk Study
17.03.2026	Part 2 P17536 R17020 Desk Study
17.03.2026	Part 3 P17536 R17020 Desk Study
17.03.2026	PN825 Eastlands Lane Cowfold Heritage assessment 120125
17.03.2026	Eastlands Community Engagement_compressed (1)

Drawings

Date	Drawing Number	Title
17.03.2026	2562-01	2562-01 - Location and Block Plan
17.03.2026	2562-03B	2562-03B - Proposed Site Plan
17.03.2026	2562-10B	2562-10B - House Type 1 Plot No9 Floor Plans
17.03.2026	2562-11B	2562-11B - House Type 1 Plot No9 - Elevations 1 of 2
17.03.2026	2562-12B	2562-12B - House Type 1 Plot No9 - Elevations 2 of 2
17.03.2026	2562-13B	2562-13B - House Type 2 Plot No 1-2 Floor Plans

17.03.2026	2562-14B	2562-14B - House Type 2 Plot No 1-2 Elevations
17.03.2026	2562-15B	2562-15B - House Type 3 Plot No 6-7 Floor Plans
17.03.2026	2562-16B	2562-16B - House Type 3 Plot No 6-7 Elevations
17.03.2026	2562-17B	2562-17B - House Type 4 Plot No 4-5 Floor Plans
17.03.2026	2562-18B	2562-18B - House Type 4 Plot No 4-5 Elevations
17.03.2026	2562-19B	2562-19B - House Type 5 Plot No8 Floor Plans
17.03.2026	2562-20B	2562-20B - House Type 5 Plot No8 Elevations
17.03.2026	2562-21B	2562-21B - House Type 6 Plot No3 Floor Plans
17.03.2026	2562-22B	2562-22B - House Type 6 Plot No3 Elevations
17.03.2026	2562-23B	2562-23B - Car Barn Plans and Elevations
17.03.2026	2562-24A	2562-24A - Proposed Site Elevations
17.03.2026	Scene 1a WC	Scene 1a WC
17.03.2026	2 WC	2 WC
17.03.2026	Scene 3a1 WC	Scene 3a1 WC
17.03.2026	Scene 3a1	Scene 3a1
17.03.2026	4 WC	4 WC
17.03.2026	Scene 4a wc	Scene 4a wc
17.03.2026	Scene 5a WC	Scene 5a WC

Amended Documents Submitted and Considered During Application Process – Amended Plans - 10th April 2026

Drawings

Date	Drawing Number	Title
10.04.2026	2562-01A	2562-01A - Location & Block Plan
10.04.2026	2562-03C	2562-03C - Proposed Site Plan

Amended Documents Submitted and Considered During Application Process – Public Rights of Ways Emails – 16th April 2026

Documents

Date	Title
16.04.2026	DC_26_0472 - Land North of Eastlands Lane Cowfold West Sussex
16.04.2026	P2350 WSCC Highways PROW 260413

Amended Documents Submitted and Considered During Application Process – Drainage Response – 7th May 2026

Documents

Date	Title
07.05.2026	P2305 HDC Drainage 260415
07.05.2026	TN01-1ecco2-Response to HDC 2026-04-29

Amended Documents Submitted and Considered During Application Process – Emails to Officer – 15th May 2026

Documents

Date	Title
15.05.2026	APPEAL DECISION 3363148
15.05.2026	IDJB05-Inspectors-Post-Hearing-Letter
15.05.2026	RE_ DC_26_0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex - ECE Planning Response 260513

Email Correspondence

Person	Role	Organisation
Chris Barker	Director	ECE Planning
Saskia Lower	Senior Planner	ECE Planning
Tamara Dale	Principal Planning Officer	Horsham District Council

Date	Subject	Attachment (If Applicable)
12.05.2026	DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex	P2305 Agreement of EoT 260512
13.05.2026	DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex - ECE Planning Response 260513	P2305 Email from ECE to CO to discuss principle 260513
15.05.2026	DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex - ECE Planning Response 260513	P2305 Email on Nature Space Comments 260515

15.05.2026	DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex - ECE Planning Response 260513	P2305 Email from Officer refusing Application 260515
18.05.2026	DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex - ECE Planning Response 260513	P2305 Email from ECE asking for Reconsultation 260518

Original Application – Consultation Responses

Date	Title
30.03.2026	P2305 Southern Water Response 260330
31.03.2026	P2305 Conservation Response 260331
02.04.2026	P2305 Environmental Health Response 260402
08.04.2026	P2305 Arboricultural Officer Response 260408
13.04.2026	P2350 WSCC Highways PROW 260413
15.04.2026	P2305 HDC Drainage 260415
15.04.2026	P2305 Parish Council 260415
16.04.2026	P2305 WSCC Highways 260416
23.04.2026	P2305 Ecology Response 260423
28.04.2026	P2305 Place Services 260428
28.04.2026	P2305 Nature Space Response 260428
19.05.2026	P2305 Landscape Response 260519

Determination Documents – 18th May 2026

Date	Title
18.05.2026	P2305 Decision Notice 260518
18.05.2026	P2305 Delegated Officer Report 260518

Appeal Submission – 15 June 2026

Documents

Date	Title
15 June 2026	P2305 Appeal Notice Letter WSCC 260615 SL
15 June 2026	Appeal Documents List Final Issue 260615 SL
15 June 2026	P2305 Mode of Appeal Covering Letter FINAL 260615 SL
15 June 2026	P2305 Appeal Notice Letter WSCC 260615 SL
15 June 2026	P2305i Draft Heads of Terms Contract 260615 SL
15 June 2026	P2305 SOC Final Issue with Appendices 260615 SL
15 June 2026	P2305i Summary SOC 260615 SL
15 June 2026	P2305i Draft SOCG 260615 SL
15 June 2026	202605025_Impact_Plan_V01
15 June 2026	P2305i Proposed Draft Planning Conditions 260615 SL
15 June 2026	Invoice INV-4929
15 June 2026	NatureSpace Best Practice Principles March 2021
15 June 2026	NatureSpace GCN Mitigation Principles November 2021
15 June 2026	NSP Report Land North of Eastlands Lane NSP Ref. 202605025
15 June 2026	Landscape Statement HG1714ls

