

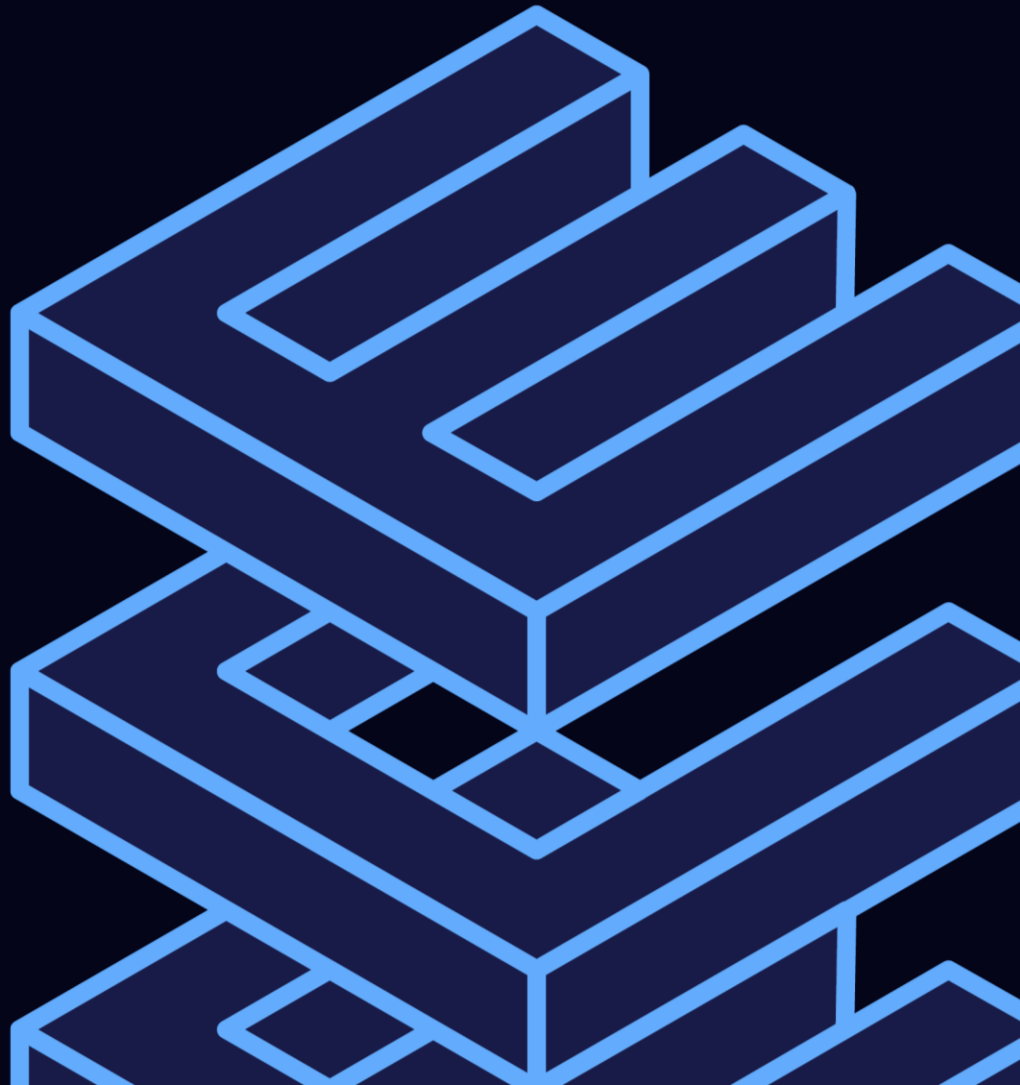


ECE Planning

Draft Statement of
Common Ground

Eastlands Lane, Cowfold

June 2026



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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: P2305

Issue	Date	Author	Checked	Notes
Rev A	02.06.2026	S Lower	C Barker	Initial Draft
Rev B	15.06.2026	C Barker	C Barker	Final Issue

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1. Introduction

- 1.1. This Draft Statement of Common Ground has been produced by ECE Planning on behalf of Eastlands Farm Ltd & Hunter Developments Ltd ("the Appellant") in support of this Section 78 Appeal against the refusal of Planning Permission by Horsham District Council ("the Council") under reference DC/26/0472 ("the Decision") on the 18 May 2026 in relation to the Land to the North of Eastlands Lane, Cowfold. The description of development is as follows:

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

- 1.2. The purpose of the Draft Statement of Common Ground is to identify these areas that are considered **not to be in dispute** between the Appellant and the Council, as well as those matters that are considered to continue to be **in dispute**.
- 1.3. A copy of the Decision Notice together with the documents that made up the planning application are submitted as part of this appeal submission. Please refer to the submitted Document List for further information.

2. Background

2.1. Description of Appeal Site Development

- 2.1.1. The Appeal Site comprises two parcels of gently undulating grassland located to the east of Cowfold village, together extending to approximately 0.49 hectares. The western parcel lies contiguous with the Cowfold Built-Up Area Boundary (BUAB) and forms part of the established settlement edge. The eastern parcel is positioned beyond the BUAB but remains close to surrounding residential development. The two parcels are only separated by an existing access road which runs north–south through the site and connects directly to Eastlands Lane and A281.
- 2.1.2. Vehicular and pedestrian access to the Appeal Site is taken from Eastlands Lane via an existing private road, which currently serves a number of neighbouring residential properties located along the site boundaries. This established access is already an integral part of the local movement network and provides a safe, direct and familiar route between the site and the surrounding highway and footpath network.
- 2.1.3. The western parcel sits along the eastern edge of Cowfold village, immediately adjoining the settlement and forming a clear transitional area between built development and the wider countryside. It is bounded to the west by ancient woodland (Eastlands Wood).
- 2.1.4. The eastern parcel is smaller in size and exhibits a more enclosed and domesticated character, being closely associated with surrounding residential properties. Detached dwellings set within relatively large plots are present to the south and east, and the parcel is visually contained by existing boundary planting, trees and hedgerows.
- 2.1.5. Both parcels are defined by a network of established hedgerows, mature trees and areas of vegetation, which provide a strong sense of enclosure and contribute to local landscape character and biodiversity value. These features help to visually separate the site from the wider agricultural land beyond. Outside the site boundaries, the surrounding land is predominantly open grassed farmland, reinforcing the site's position as a settlement-edge location rather than a standalone countryside site.



Figure 1 - Site Policy Map

- 2.1.6. A review of Horsham District Council's Interactive Policy Mapping confirms that the Appeal Site is designated as countryside. However, it lies contiguous to the Cowfold settlement boundary and directly abuts Eastlands Wood to the west, as illustrated in Figure 1. In spatial and functional terms, the site forms part of the logical edge of the settlement, where built development already meets strong and defensible landscape features.
- 2.1.7. A number of Tree Preservation Orders (TPOs) are present along the existing access road and within Eastlands Wood, as shown on the policy mapping. There are no TPOs within the main developable areas of the application site itself, aside from trees within the woodland. These protected trees form part of the wider landscape framework and will be retained and safeguarded through appropriate buffers and protection measures.
- 2.1.8. A designated heritage asset is located in the vicinity of the Appeal Site. Eastlands Farm, a Grade II listed timber-framed building which has been converted into a barn, lies approximately 120 metres to the south. The site does not form part of the immediate setting of this heritage asset, and its relationship to the Appeal Site is illustrated in Figure 2.

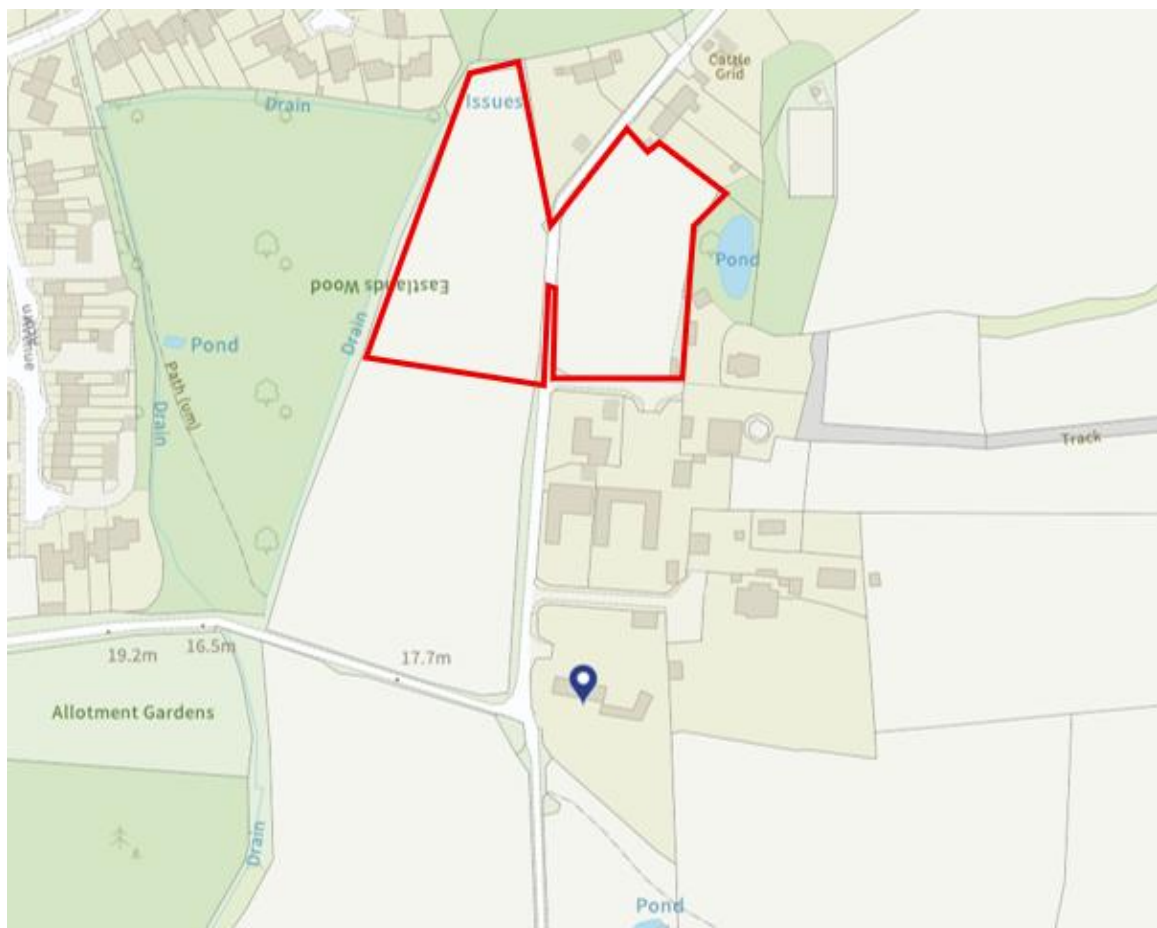


Figure 2 - Listed Building Map

- 2.1.9. The Environment Agency's Flood Map for Planning identifies the Appeal Site as lying entirely within Flood Zone 1, representing the lowest probability of flooding. The Appeal Site is therefore at low risk of fluvial and tidal flooding and is suitable for residential development in flood risk terms.
- 2.1.10. The Appeal Site benefits from excellent pedestrian connectivity, with a network of public rights of way in close proximity, as illustrated in Figure 3. These routes provide direct links to the village centre, surrounding residential areas and the wider countryside.

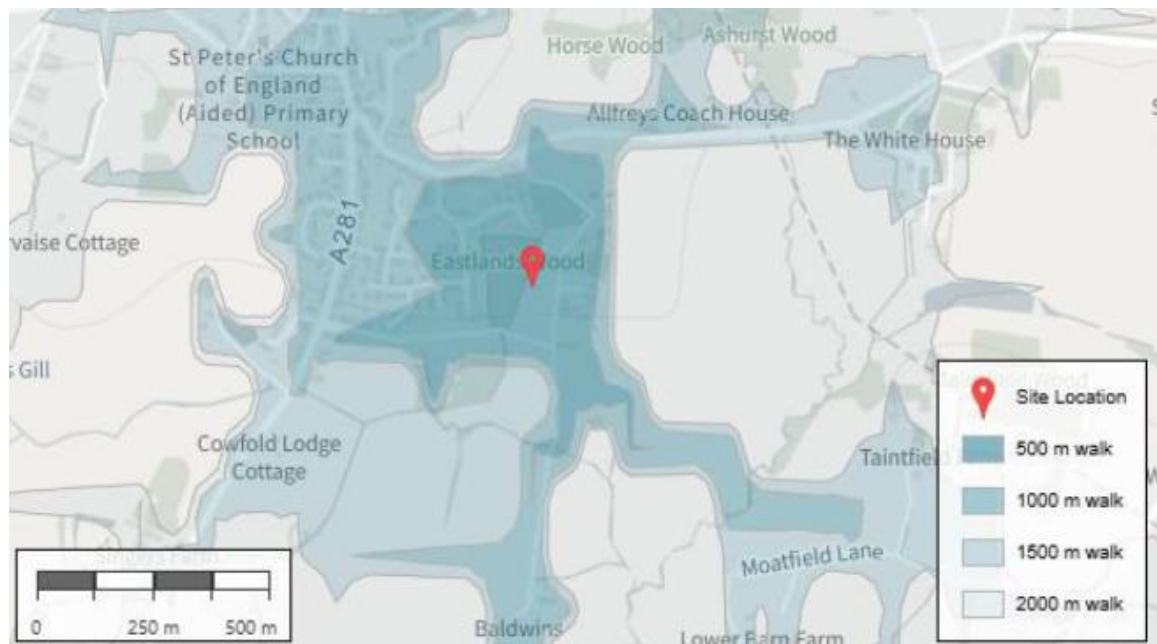


Figure 3 - West Sussex County Council Public Right of Way Map

- 2.1.11. In particular, public footpath COW-1775, which coincides with Eastlands Lane, provides direct access to the site and connects northwards into Cowfold village. Footpath COW-1779 runs along the western boundary of the site adjacent to Eastlands Wood, while COW-1777 links these routes and extends north towards the A272. These paths also connect to nearby residential areas, including the Holm Oaks estate, where high-quality pedestrian infrastructure is already in place.
- 2.1.12. Footpath COW-1775 will serve as the primary pedestrian route for future occupiers, providing a safe and attractive walking environment. Continuous footways are present along the A281, offering a direct and legible route into the village centre and enabling access to shops, services, schools, community facilities and public transport.



Figure 4 - PRoW Map

- 2.1.13. In addition, an informal pedestrian access is present, as shown on Figure 4, which provides a convenient connection from the site to Acorn Avenue. This further enhances local permeability and offers an alternative, well-used route into the surrounding residential area.
- 2.1.14. Key local services and destinations are located within convenient walking distance of the site, as illustrated in Figure 5. The site's proximity to these facilities reinforces its role as a sustainable settlement-edge location, well suited to residential development.

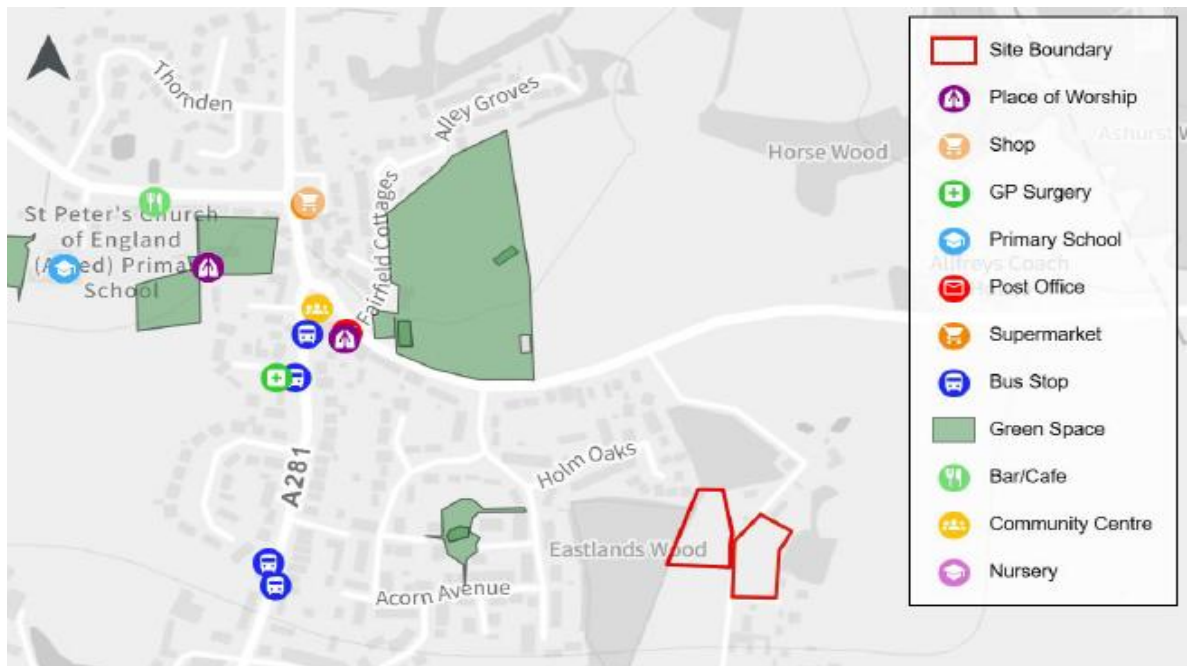


Figure 5 - Key Services Map

- 2.1.15. In addition, it is demonstrated in Settlement Sustainability Assessment 2019-2022 that Cowfold is classed as a 'Medium Village'. Please refer to summary below.

Cowfold	
Summary	The village has a good range of services and facilities, including a doctor surgery, pre-school, primary school, sports facilities and a convenience store. The village also has a good bus service, including weekends. Cowfold has limited local employment, with main work destinations outside of the settlement being Crawley, Horsham, London and Mid Sussex. 23.5% households are with residents aged 65+ and 29.5% households have dependent children. There is a good range of clubs and societies for all interests and ages. There is a Regulation 17 Cowfold Neighbourhood Plan.
Key Sustainability Issues	Air pollution is a concern around the A272 junction, with an Air Quality Management Area (AQMA) declared. Development would help support local services and facilities but the impacts on the AQMA would need to be assessed and be mitigated.
Recommendation	Medium Village

Figure 6 - HDC Settlement Sustainability Assessment

2.2. Proposed Development

- 2.2.1. The Site extends to approximately 0.49 hectares and is accessed via an existing private road from Eastlands Lane. The extent of development and arrangement of plots are shown on the Proposed Site Plan below.



Figure 7 - Proposed Site Plan

- 2.2.2. Vehicular access to the Site is taken from Eastlands Lane to the A281 via the existing private access road, which currently serves a number of neighbouring residential properties. The proposed development utilises this established access arrangement.
- 2.2.3. The internal road provides access to each plot and includes adequate turning areas to allow vehicles, including refuse and emergency vehicles, to manoeuvre safely and exit the Site in forward gear. Pedestrian access to individual dwellings is taken directly from the internal road and from on plot driveways.
- 2.2.4. The proposed development provides nine dwellings, comprising three 3 bedroom homes and six 4 bedroom homes. The dwellings are provided as the following house types:

House Type	Plot No(s).	Dwelling Type	Bedrooms	Storeys	GIA (sq. ft)
House Type 1	Plot 9	Bungalow (Detached)	3 Bed	1 Storey	1,797 sq. ft

House Type 2	Plots 1 & 2	Detached House	4 Bed	2 Storey	1,786 sq. ft (each)
House Type 3	Plots 6 & 7	Semi-Detached Houses	3 Bed	2 Storey	1,216 sq. ft (each)
House Type 4	Plots 4 & 5	Semi-Detached Houses	4 Bed	2 Storey	1,786 sq. ft (each)
House Type 5	Plot 8	Detached House	4 Bed	1.5 Storey	1,700 sq. ft
House Type 6	Plot 3	Detached House	4 Bed	2 Storey	1,800 sq. ft

Figure 8 - Schedule of Accommodation

- 2.2.5. The nine dwellings are arranged in a linear form along the existing private access road, reflecting the established pattern of development in this location. Development is concentrated within the eastern and central areas of the Site, with built form set back from site boundaries and contained within individual plots.
- 2.2.6. The proposed development results in an overall density of approximately 18 dwellings per hectare. Plot sizes vary across the Site, allowing for a mix of dwelling types and forms, including single storey, one and a half storey and two storey buildings.
- 2.2.7. A minimum 15 metre undeveloped buffer is retained along the western boundary adjacent to the woodland. This area is shown as undeveloped land on the Proposed Site Plan and contains no built form, private gardens, or hardstanding.
- 2.2.8. The dwellings are designed as a series of individual buildings rather than a single uniform house type. Building heights vary across the Site and include single storey, one and a half storey and two storey forms. Roofs are predominantly pitched, with varied ridge heights and roof spans to reflect the differing house types.
- 2.2.9. External materials comprise a traditional and locally informed palette, including facing brick, areas of timber cladding, and clay or slate roof tiles. Elevations incorporate simple, well proportioned openings and detailing, as shown on the submitted elevation drawings.
- 2.2.10. Parking provision is provided through a combination of on plot parking spaces, detached garages and carports, as shown on the Proposed Site Plan. Garages and carports are positioned within individual plots and accessed directly from the internal road.
- 2.2.11. Driveways and parking areas are proposed as gravel resin surfaces, providing a clearly defined parking arrangement across the Site. Visitor parking can be accommodated within the Site without obstruction to access or turning areas.
- 2.2.12. Each dwelling is provided with a private rear garden, located to the rear or side of plots and enclosed by a combination of fencing and planting. Garden sizes vary in accordance with plot size and dwelling type.
- 2.2.13. Further details relating to the architectural design, layout, access, parking, landscaping, drainage and other technical considerations are contained within the drawings and supporting documentation submitted as part of this Appeal submission.

2.3. Amendments to the Proposal

- 2.3.1. Amendments were submitted during the course of the application following receipt of external consultee comments:

Submitted 10 April 2026 (Amended Drawing)

- Amended drawings submitted to the Local Planning Authority (LPA), as Applicant noticed minor error in plan.

Submitted 16 April 20206 (PRoW)

- Clarified PRoW response with the LPA.

Submitted 7 May 2026 (Drainage)

- Clarified the drainage response with the LPA and provided a supporting note identifying the relevant issues, cross-referenced against the applicable section of the report.

2.4. Planning History

- 2.4.1. A search of Horsham District Councils Planning History has been undertaken and there is no relevant history available for the Appeal Site.

2.5. The Development Plan

- 2.5.1. The planning policy background including the most relevant policies is set out in detail within the Appellants Statement of Case.

2.6. Application Documents

- 2.6.1. Those documents and drawings that were submitted to Horsham District Council, including those that were submitted throughout application process, and which were considered and determined by Horsham District Council are identified within the Document List that accompanies this Appeal.

3. Matters Agreed

3.1. Introduction

3.1.1. The following represent those matters that are **agreed** between the Appellant and the Council:

- Description of the Site
- Housing Need and Shortfall in Housing Delivery (Approximately 1.7 years HLS)
- Status of Cowfold Settlement (Medium Village)
- Residential Amenity – No impacts
- Arboriculture – No impacts
- Ecology – No impacts that cannot be mitigated. (DLL)
- Heritage – Demonstrable No impacts
- Highways and Vehicular Access – No impacts
- Drainage and Flood Risk – Details to be reserved by condition/obligation
- Environmental Health / Sustainability – No impacts
- PRoW – No impacts
- District Level Licensing Newts (as above to be conditioned)

4. Matters in Dispute

4.1. Introduction

4.1.1. The following represent those matters that are currently **subject to dispute** between the Appellant and the Council in relation to the only Reasons for Refusal:

- Principle of Development
- Compliance/status of Shaping Development in Horsham District Planning Advice Note
- Weight afforded to the Cowfold Neighbourhood Plan
- Sustainable Location
- Local Green Space Designation (Incorrect)
- Landscape Impact
- Quantum and Built Form

5. Conclusions

- 5.1. The above seeks to identify those matters which are considered to not be in dispute and those which are continued to be in dispute as matters of common ground between the Appellant and the Council ahead of the proposed Hearing.

