Appeal 6007717

Appeal questionnaire

Submitted on 17 April 2026.

Appeal type	Full planning
Appeal site	Duckmoor barn, Wooddale Lane, Billingshurst, RH14 9DZ
Agent contact details	[redacted]
Application number	DC/25/1949

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other

Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Initial List_of_Neighbours.pdf (/document/ba2e826a-9f72-4fa2-b832-894c58cf3780) Initial List_of_Consultees.pdf (/document/a2ac8710-b63a-455c-b42a-bcfc102a03f8)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Initial Consultation Letter.pdf (/document/7b2bf80b-9a0d-4536-a58f-4c79be893d51) Initial Neighbour Letter.pdf (/document/68a7a05e-35f1-4451-8336-c176a0763dfc)
Appeal notification letter	Appeal Notification Letter.pdf (/document/cf146fbf-8510-43ac-a072-45e4d11a4916) Appeal Notification List.pdf (/document/9b21b8bd-a732-4d2b-a89e-91d186864a86)

Consultation responses and representations

Statutory consultees	Yes WSCC Highways HDC Environmental Health
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consultations.pdf (/document/65c9674c-ed05-4b56-99e0-ece060ed979c)
Representations from other parties	No

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/5c5bc0df-0a32-42b2-a468-7bcfc8a12f3b)
Do you have any relevant policies from your statutory development plan?	Yes

Policies from statutory development plan	NPPF Cover.pdf (/document/1f43e120-5a27-4b3c-bd78-4ac0a12ef190) NPPF.pdf (/document/628b93b9-6345-4e2c-b87e-72ab343ab36f)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	No
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule_April-2017.pdf (/document/ac438d44-002c-4f31-80e3-76d85e794066)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes So that a fair assessment can be made
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	Yes There is overgrown vegetation There is a locked gate

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes Pre-Commencement Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority: a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site

b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Pre-Occupation Condition: The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 2(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 2(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).