

Appeal questionnaire

Submitted on 28 April 2026.

Appeal type	Full planning
Appeal site	1 Hilltop Cottages, The Mount, Ifield, RH11 0LF
Agent contact details	[REDACTED] [REDACTED]
Application number	DC/25/1963

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	SPA Ramsar (Ramsar special protection area)
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 Consultees.pdf \(/document/5d18564f-09c2-48a7-8928-10f8edf4c1d9\)](#)
[Initial List of Neighbours.pdf \(/document/a9e16ffb-c302-47c4-9c46-434fafa476cb\)](#)

Type of notification

A site notice
Letters or emails to interested parties
An advert in the local press

Uploaded site notice

[Press Advert.pdf \(/document/f67b60b5-d3c3-4dc2-867d-f1e0add1d8e7\)](#)

Letter sent to neighbours

[Initial Neighbour Letter.pdf \(/document/5ba2ea57-6bbd-4596-8ee1-ef7d7ade3e6b\)](#)
[Initial Consultee Letter.pdf \(/document/71522465-e6ce-421d-8af1-f06d8deb5302\)](#)

Uploaded press advert

[Press Advert.pdf \(/document/d0438201-0584-4cef-a779-e2c97ce586a1\)](#)

Appeal notification letter

[Appeal Notification Letter.pdf \(/document/38b09689-2a2c-41ea-ae1b-62cd28c1e453\)](#)
[Appeal Notification List.pdf \(/document/c94c2fa5-3757-4f40-90e7-6d10f65836de\)](#)

Consultation responses and representations

Statutory consultees

Yes
Parish Council
WSCC Highways
Southern Water
Naturespace
HDC Conservation
HDC Landscape
HDC Environmental Health
Ecology

Responses or standing advice to upload

Yes

Upload the consultation responses and standing advice

[Consult Responses.pdf \(/document/b1870639-be23-4dbd-89be-cc64e7025f8a\)](#)

Representations from other parties

Yes

Upload representations from other parties

[Rep Letters.pdf \(/document/1b4c60f3-9278-40c8-a8fa-70fef8e04578\)](#)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/4a23303c-a081-415e-ab10-7bee58f904c3)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF 1,2,3,7,9,15,16,24,25,26,31,32,33,34,35,36,37,38,40,41.pdf (/document/e8ef412f-dd40-45cb-9e6b-915389466747) HDPF Cover.pdf (/document/bc629c49-80ee-4ed0-bbca-b531e48436b9)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan Regulation 19.pdf (/document/6df50117-cfff-49d4-aece-28054ca152f2)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Rusper Neighbourhood Plan 2020 Final-1.pdf (/document/8dc6535f-49f1-409e-a57d-14802103adde) NPPF Cover.pdf (/document/a07951fc-a31c-4f9e-be44-7c87c41d47be) NPPF.pdf (/document/9a399f5c-b282-464f-9ae7-fc312b010a03)
Supplementary planning documents	Yes
Upload supplementary planning documents	Biodiversity and Green Infrastructure.pdf (/document/bd0031c8-5962-4c52-8676-32cdb5172804) Facilitating Appropriate Development.pdf (/document/b292f310-b4b4-49a4-8c6d-56ec72b821f7) Planning-Obligations-and-Affordable-Housing-September-2017.pdf (/document/a5a3738f-e9f6-413f-af15-ff4f9127d412)
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule_April-2017.pdf (/document/1283adc1-23af-46d0-9045-53f0a712bd52)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	No
Will the inspector need to enter a neighbour’s land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	No