Appeal 6004095

Appeal questionnaire

Submitted on 11 February 2026.

Appeal type	Full planning
Appeal site	Denhams, Andrews Hill, Billingshurst, RH14 9JT
Agent contact details	HEAL PLANNING [redacted]
Application number	DC/25/1108

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	Yes
Listed Building	1393727 II ST ANDREW'S HOUSE
Listed Building	1354129 II FLAGSTONES
Listed Building	1192862 II HOME COTTAGE WEBB COTTAGE
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 Consultee List.pdf (/document/c697f228-f8f7-40b3-8c44-b37fff234150) Initial Neighbour List.pdf (/document/08611046-7e6a-4690-ae72-c91c11ccee90)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Site Notice.pdf (/document/3738fa2f-d501-4b34-ba41-e3c790dbbfcb)
Letter sent to neighbours	Initial Neighbour Letter.pdf (/document/3d087405-6685-41d2-b9a0-88a777b75400)
Uploaded press advert	Press Ad.pdf (/document/401eff51-8141-444b-974e-b121b569db48)
Appeal notification letter	List.pdf (/document/9f7d7c99-d4c8-4740-bbdf-2f008316ea64) Letter.pdf (/document/3d59e361-ad34-4b3f-9a32-fb027a2163cd)

Consultation responses and representations

Statutory consultees	Yes CCCEC - Ecology ABORIC - Tree Section CCCHI - County Council - Highways SWATER - Southern Water CONADV - Design & Conservation Advisor ENGNW - Nat Eng Water Neutrality PARISH - Parish Council Consultation
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consults.pdf (/document/71b3d118-bb78-4590-a2c8-8ed4d176244f)

Representations from other parties	Yes
Upload representations from other parties	Rep Letters.pdf (/document/3d8417e7-7558-446e-aa84-d733a8f95235)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/25f7a570-14e9-4e33-b65b-54d5b64d7b50)
Do you have any relevant policies from your statutory development plan?	No
Emerging plans	Yes
Upload emerging plan and supporting information	Planning-Obligations-and-Affordable-Housing-September-2017.pdf (/document/18554846-a47c-4ed1-9eb0-250dbe85444b) Faciliting Appropriate Development.pdf (/document/47f0553d-6850-4ebe-bbbf-6a240ee9e7c6) Billingshurst-Neighbourhood-Plan-May-21-websize.pdf (/document/46b63efb-37bb-4440-b52f-8b01c57b7555) Horsham District Local Plan Regulation 19.pdf (/document/a43c5dd4-fff3-4e7c-b1a9-af9c7ca86078) Billingshurst Parish Design Statement.pdf (/document/20a6fbf0-f489-4c83-b34c-cecbe113e839) Biodoversity and Green Infrastructure.pdf (/document/096ee2bf-887a-4c3d-b9cf-f9b334260bf2)
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/dd413472-a9c6-4bee-8ad0-ec0e66c3b63c)
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	Yes Conditions document will be uploaded with the Case Officer appeal statement