

Appeal 6016576

Appeal questionnaire

Submitted on 5 October 2026.

Appeal type	Full planning
Appeal site	Town Barn, Dragons Green Road, Shipley, RH13 8GQ
Agent contact details	████████████████████ ████████████
Application number	DC/26/0766

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

List of neighbours' addresses that you notified about the application	Initial Neighbour List.pdf (/document/9ef91478-1628-411b-bddf-af8621798732) Initial List of Consultees.pdf (/document/f0822d2c-7706-4480-9ff4-fa197d9da156)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	Site Notice.PDF (/document/78b0860f-c34d-48b2-9930-86dc75500405)
Letter sent to neighbours	Initial Consultee Letter.pdf (/document/b1b4e2d3-33d3-4a54-8067-043f12bcd879) Initial Neighbour Letter.pdf (/document/d32144d9-c5e4-4038-ad3a-263b49ca023a)
Upload the appeal notification letter and the list of people that you notified	Appeal Notification Letter and List.pdf (/document/437f74a4-5231-411e-a08e-2f139c6af9db)

Consultation responses and representations

Statutory consultees	Yes HDC Arboricultural Ecology WSCC Highways HDC Environmental Health Landscape Parish Council Southern Water
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consult Responses.pdf (/document/df85701e-196c-46b7-87a8-878ba7794f04)
Representations from other parties	Yes
Upload representations from other parties	Rep Letters.pdf (/document/b9f3be76-5cab-42ef-afb5-d4fb845502c1)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/6218ebef-fbf5-4fdb-a2ee-67ef4f02bc05)
---	--

Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF Policies 1,2,3,4,7,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43.pdf (/document/f600c353-2bef-4c7c-aa96-88012ef582fc) HDPF Cover.pdf (/document/989c87cc-a8de-4fe9-b67c-bda33527e0f1)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan Regulation 19.pdf (/document/dac32aa8-62b6-455f-bf25-0aeee02d6304)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	NPPF Cover - August 2026.pdf (/document/b29d91a4-7f23-4547-bb81-8dd6d3d1a05c) Shipley-Neighbourhood-Plan-Final-Referendum-Version-August-2020.pdf (/document/7e51b032-27ec-4001-9892-99b6996a5cd2) NPPF - August 2026.pdf (/document/e48b5e6a-8c58-47ef-9aaa-f5b3e5ac1eae)
Supplementary planning documents	Yes
Upload supplementary planning documents	Planning-Obligations-and-Affordable-Housing-September-2017.pdf (/document/f5755d0d-5043-4098-ac7f-44c36af9540c) Biodiversity and Green Infrastructure.pdf (/document/8cdabc73-b77c-4f5c-ae8d-5be7207441bf) Facilitating Appropriate Development.pdf (/document/ad29deb5-ad3d-4204-8ab5-aa4d31f00661)
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule April-2017.pdf (/document/b98588af-2f76-4af7-9f1c-f750a11ae8b8)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017
Site access	
Access for inspection	Yes Site is within agricultural field

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 x
Have there been any significant changes that would affect the application?	National policy change National policy changes: NPPF August 2026 S5. Principle of Development Outside Settlements HO11: Isolate homes in the countryside Though these new policies are different to those used during the initial assessment of the application, these policies would not change the Council's original decision.

Original Evidence

Did the applicant submit a design and access statement with the application?	Yes
Design and access statement	B799929F2FE146EE9A07602522845C6E.pdf (/document/5ba1992c-03c5-4277-a37b-6c5f210bdaff)
Did the applicant submit plans and drawings with the application?	Yes
Upload the plans and drawings submitted with the application	25581 P101 Proposed Block Plan A2.pdf (/document/3530bfc5-68ed-4149-8d64-0e97d7310f53) 25581 P102 Dwelling Proposed Plans A3.pdf (/document/62df1109-94e2-4658-a404-14515fd9a046) 25581 P100 P1 Location and Block Plans A2.pdf (/document/086ddb57-aa4b-49f6-a795-245f9895d3b4) 25581 P101 P1 Proposed Block Plan A2.pdf (/document/270192f5-97bc-4158-92ce-40b830e29f95) 25581 P104 Dwelling Proposed Elevations A3.pdf (/document/9fc15065-574e-4b7b-ada6-

[429c046e80e0\)](#)

[25581 P106 Barn Proposed Plans Elevations A3.pdf \(/document/9451e138-b450-4e69-8cd7-4559d6e55eef\)](#)

[25581 P100 Location and Block Plans A2.pdf \(/document/48a843e0-2527-4c83-bb92-556b37017290\)](#)

[25581 P105 Barn Existing Plans Elevations A3.pdf \(/document/6643c21c-f58c-4f7f-9e4e-aa2bcf5e9421\)](#)

[25581 P103 Dwelling Proposed Plans Elevations A3.pdf \(/document/918a6e94-9ae5-49e9-95ee-aa7a829f5c9d\)](#)

Did the applicant submit any other documents with the application?

Yes

Upload any other documents submitted with the application

[DAS Appendix NJA 4 Marlpost Meadows Appeal Decision.pdf \(/document/d447ee68-4414-4702-a3cb-024b5986b2ca\)](#)

[ApplicationForm.pdf \(/document/cfe94fc0-f7b3-4111-8096-09e792cb03b3\)](#)

[Covering Letter .pdf \(/document/63fbb5f0-e248-4f92-a029-141dc560ce1c\)](#)

[3CD60E8AADCA481D8D097E5267036A36 \(2\).pdf \(/document/be14f53a-8ee5-4558-a49b-329aa7f711ee\)](#)

[Energy and Sustainability Statement - Town Barn.pdf \(/document/1cd338b6-6746-4736-b1f7-3f7a72ac4a28\)](#)

[CIL Form 1.pdf \(/document/16a42506-fc75-4880-abd7-479393f9d30a\)](#)

[DAS Appendix NJA 1 Town Barn.pdf \(/document/8b5ab629-f21b-4cbb-bbf5-4a52170c06c9\)](#)

[DAS Appendix NJA 3 Cowfold Lodge Cottage Appeal Decision.pdf \(/document/669cb53a-cc82-4757-84bf-9493f3324099\)](#)

[FeeCalculation.pdf \(/document/ab3eb51d-7f26-44fa-b6f7-b26d1e25686e\)](#)

[ApplicationFormRedacted.pdf \(/document/dd15377c-23cb-4906-93e6-b77681f590cf\)](#)

[DAS Appendix NJA 5 Wappingthorn Lodge Appeal Decision.pdf \(/document/b7fa1b04-2b29-442f-b181-cc7aa425ecbd\)](#)

[3CD60E8AADCA481D8D097E5267036A35 \(1\).pdf \(/document/ef4a2fed-f9cc-4b87-b4e4-d45f2e47c10d\)](#)

[DAS Appendix NJA 2 Thornhill Stables Appeal Decision.pdf \(/document/6b9a5f04-36de-415f-9264-ec00cf5d5325\)](#)

[AttachmentSummary.pdf \(/document/f6b647cf-9ee2-4856-80ca-f99d8aedf081\)](#)

[PEA Town Barn v1.pdf \(/document/5864d098-bbb3-4e8c-8fbf-faad65a177a6\)](#)

What documents and plans did you use to make your decision?	The National Planning Policy Framework (NPPF) December 2024 Horsham District Planning Framework (2015) Shipley Parish Neighbourhood Plan (SPNP) 2019 - 2031
--	---
