Appeal 6019397

# Appeal questionnaire

Submitted on 25 November 2026.

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| **Appeal type** | Full planning |
| **Appeal site** | Doves Place, Coxham Lane, Steyning, BN44 3LG |
| **Agent contact details** | David Campion [redacted] |
| **Application number** | DC/26/1324 |

## Constraints, designations and other issues

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| **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** | Yes |
| **Tree Preservation Order extent** | 1_Redacted.pdf (/document/2ae0b72e-749b-486c-9a21-7fc00cbadf3f) |
| **Gypsy or Traveller** | No |
| **Public right of way** | No |

## Environmental impact assessment

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| **What is the development category?** | Schedule 1 |
| **Did the applicant submit an environmental statement?** | No |

## Notifying relevant parties

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| **List of neighbours' addresses that you notified about the application** | Initial List of Neighbours.pdf (/document/039f111c-3ea8-4e64-9db0-a991ad9ae7b0)<br>Initial List of Consultees.pdf (/document/65fe8a73-974b-4c5c-abfe-dfabd752412c) |
| **Type of notification** | Letters or emails to interested parties |
| **Letter sent to neighbours** | Initial Consultee Letter.pdf (/document/e2181f68-02f6-4d89-8095-090979e2f022)<br>Initial Neighbour Notification Letter.pdf (/document/dd0c9eec-6d56-4905-8663-4759bf1e8b75) |
| **Upload the appeal notification letter and the list of people that you notified** | Appeal Notification Letter and List.pdf (/document/e97e4351-31b1-4129-991e-4f8d53e19ac1) |

## Consultation responses and representations

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| **Statutory consultees** | Yes<br>HDC ARBORICULTURAL<br>WSCC HIGHWAYS<br>PARISH COUNCIL<br>SOUTHERN WATER |
| **Responses or standing advice to upload** | Yes |
| **Upload the consultation responses and standing advice** | Consultation Responses.pdf (/document/9eb6f4de-8129-4600-b53a-b37b14962fa1) |
| **Representations from other parties** | No |

## Planning officer’s report and supporting documents

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| **Upload planning officer’s report** | Delegated Report.pdf (/document/be2fcaf1-aaab-44db-aaf6-900cbb68d3e1) |
| **Do you have any relevant policies from your statutory development plan?** | Yes |
| **Policies from statutory development plan** | HDPF Cover.pdf (/document/c600253a-db2c-46ce-97a2-0bf8e148bad6)<br>HDPF Policy 1,2,3,15,16,24,25,31,32,33,35,38,40,41.pdf |

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| | (/document/2653a004-2157-4a7b-8e81-43ef38f2be8c) |
| **Emerging plans** | Yes |
| **Upload emerging plan and supporting information** | Horsham District Local Plan Regulation 19.pdf (/document/8791d6a4-2db7-4346-87b8-5ffafdb2a715) |
| **Do you have any other relevant policies?** | Yes |
| **Upload any other relevant policies** | Steyning-Neighbourhood-Plan-June-2022.pdf (/document/3e9f8232-1d62-4899-9a47-7b39ce55dfee)<br>NPPF Cover - August 2026.pdf (/document/37c9d51b-8773-480f-8e9f-90ad2efcbda3)<br>NPPF - August 2026.pdf (/document/77088fb4-004c-43c3-a8c2-952d2404516c) |
| **Supplementary planning documents** | Yes |
| **Upload supplementary planning documents** | Planning-Obligations-and-Affordable-Housing-September-2017.pdf (/document/178861be-154e-44fc-b538-06753dd37037)<br>Faciliting Appropriate Development.pdf (/document/357b8950-c5b4-4074-b631-362b54ddb30b)<br>Biodoversity and Green Infrastructure.pdf (/document/3ff0e20c-032f-4755-b50f-59ce11dfd561) |
| **Community infrastructure levy** | Yes |
| **Upload your community infrastructure levy** | Horsham-CIL-Charging-Schedule_April-2017.pdf (/document/0f974729-97e2-44ea-a76f-00ef55f29801) |
| **Community infrastructure levy formally adopted** | Yes |
| **Date community infrastructure levy adopted** | 1 October 2017 |

## Site access

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| **Access for inspection** | Yes<br>The site is closed off require entry from main property Doves Place. |
| **Will the inspector need to enter a neighbour's land or property?** | No |
| **Potential safety risks** | No |

## Appeal process

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| **Procedure type** | Written representations |
| **Appeals near the site** | No |
| **Extra conditions** | Yes<br>Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.<br>(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)<br>(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities<br>The approved details shall be adhered to throughout the construction period.<br>Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).<br><br>Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.<br><br>Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).<br><br>Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.<br>Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority. |

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).
Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
(a) All trees on the site shown for retention, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
(b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
(c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The

development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.
Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.
Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(d) Details of all boundary treatments
(e) Details of all external lighting
The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the necessary in-building physical

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| | infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.<br>Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).<br>Regulatory Condition: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays<br>Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015). |
| **Have there been any significant changes that would affect the application?** | National policy change<br>Since the determination of the application, the revised NPPF (August 2026) has been published. Policies S3, S4 and L2 are particularly relevant to the appeal, providing strengthened support for residential development within settlements and the effective use of land, including the provision of additional dwellings within existing residential curtilages. However, the revised Framework continues to require acceptable living conditions for future occupiers, including in respect of privacy and external amenity space. These provisions are relevant to the Council's reason for refusal concerning the constrained nature of the appeal site and its capacity to satisfactorily accommodate an additional dwelling, notwithstanding that detailed matters are reserved for subsequent consideration.<br>The revised national policy provisions and associated planning balance are therefore material to the determination of the appeal. |

## Original Evidence

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| **Did the applicant submit a design and access statement with the application?** | Yes |
| **Design and access statement** | DAS.pdf (/document/1831c0e5-82bf-44bf-8f34-969b056c1eb7) |
| **Did the applicant submit plans and drawings with the application?** | Yes |
| **Upload the plans and drawings submitted with the application** | Plans.pdf (/document/e3062af0-83be-4af9-8865-7e1070172d05) |

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| **Did the applicant submit any other documents with the application?** | Yes |
| **Upload any other documents submitted with the application** | Planning Statement.pdf (/document/bb0242c3-fa5c-4648-bc24-25d912a376aa) |
| **What documents and plans did you use to make your decision?** | Design and Access Statement, Planning Statement and Plan detailing location and layout. |