

Appeal 6012734

Appeal questionnaire

Submitted on 31 July 2026.

Appeal type	Full planning
Appeal site	Land north of Moat Cottage, Worthing Road, Dial Post, RH13 8NS
Agent contact details	
Application number	DC/26/0823

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	1284771 II WOODMAN'S STUD
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 Consultee List.pdf (/document/da55c5a4-b7a4-4f03-a7ca-56a05382fc9e) Initial Neighbour List.pdf (/document/3d8d261e-005c-48bc-bb81-721db1a37080)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	Site Notice.PDF (/document/07bfcea2-3a42-400e-b36e-468c9c6eda9c)
Letter sent to neighbours	Initial Neighbour Letter.pdf (/document/7e557385-6495-4e96-8743-5580aae73c79) Initial Consultee Letter.pdf (/document/38b55bc3-531d-47b4-8eec-7996152b0807)
Upload the appeal notification letter and the list of people that you notified	Appeal Notification Letter and List.pdf (/document/5764d5e6-60f4-4025-b95b-adaaa100cdea)

Consultation responses and representations

Statutory consultees	Yes WSCC Highways HDC Conservation & Design HDC Landscape Architect Parish Council Southern Water
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consult Responses.pdf (/document/26bf8b91-92ff-43d8-a1c9-4ebdaba0ad57)
Representations from other parties	Yes
Upload representations from other parties	Representation letter.PDF (/document/b9ee3cb9-fe95-487c-81d7-dd36760ff63f)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/8d0819d3-a0b6-4163-b4bd-c813098beae5)
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Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF Policies 1,2,3,4,15,16,17,24,25,26,31,32,33,34,35,36,37,38,40,41.pdf (/document/fe6ce242-e9b3-4212-bb5e-0c0876c415d0) HDPF Cover.pdf (/document/a555a6de-4ad8-4886-a6a3-66647a7778af)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan Regulation 19.pdf (/document/0a3913ff-d846-4681-8adc-0217f57a677f)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	NPPF December 2024.pdf (/document/08e8b9cf-6438-47fe-80a4-296dd7a5df48) West-Grinstead-Neighbourhood-Plan-Referendum-Version 210315.pdf (/document/5b2ae0fd-597b-4c75-b69a-8690aec88ebb) NPPF December 2024 Cover.pdf (/document/102b36b0-a019-4b2f-a447-f23f440af960)
Supplementary planning documents	Yes
Upload supplementary planning documents	Shaping-Development-in-Horsham-District-Planning-Advice-Note.pdf (/document/abb68d2a-cb59-4239-bb0a-1881954e66b7) Planning-Obligations-and-Affordable-Housing-September-2017.pdf (/document/26c5ebea-6920-45b9-96ae-2cdf6181894) Biodiversity and Green Infrastructure.pdf (/document/9c6d922b-3f0b-41bd-83fe-58157bddf426)
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule April-2017.pdf (/document/5ca06d65-2a21-4fc2-a0a4-c7db7150fec5)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes At the time of visiting the site the hedgerow
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bordering the road was too high to see into the site, therefore the inspector may need to access the appellants land to make a full assessment.

Will the inspector need to enter a neighbour's land or property?	No
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Potential safety risks	Yes There is no parking available on the road near the site and no footpaths, so it is recommended to arrange access with the applicant and utilise their driveway.
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Appeal process

Procedure type	Written representations
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Appeals near the site	No
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Have there been any significant changes that would affect the application?	There have been no significant changes
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Original Evidence

Did the applicant submit a design and access statement with the application?	No
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Did the applicant submit plans and drawings with the application?	Yes
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Upload the plans and drawings submitted with the application	Plans and Drawings.pdf (/document/0190ab4e-dd6a-4471-ae73-985cc56ad32f)
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Did the applicant submit any other documents with the application?	Yes
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Upload any other documents submitted with the application	0823-Supporting statement-20052026.PDF (/document/0b612852-8e9f-4be5-ba34-7154b5e424ee) 0823-CIL Additional Info Form-20052026.PDF (/document/3716cf71-b0cb-40d5-bd29-a49f928f5aa1)
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What documents and plans did you use to make your decision?	Planning Statement Location Plan: 2605MO_000 Existing Block Plan: 2605MO_001 Proposed Block Plan: 2605MO_002 Proposed Plans and Elevations: 2605MO_003
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