Appeal 6006131

Appeal questionnaire

Submitted on 23 March 2026.

Appeal type	Full planning
Appeal site	Land Adjacent To Pucks Croft Cottage, Horsham Road, Rusper, RH12 4PR
Agent contact details	Huw James [redacted]
Application number	DC/25/1120

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	Yes
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 Neighbour list_Redacted.pdf (/document/7fbab5c4-44d2-4288-9eac-4d3923b81df2) Initial List_of_Consultees.pdf (/document/3bb47185-3a0e-409a-9aff-8ec15d58cd89)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Site_Departure_Notice_Combined.pdf (/document/e1fcb9b5-55b1-446e-9336-ddf727688c8a)
Letter sent to neighbours	Initial neighbour letter 27.07.pdf (/document/8265a3ee-62c7-4f0d-bfe0-7f3804e1c484) Amended neighbour letter 23.09.2025.pdf (/document/4b2ad109-3459-4668-acd3-c5b1a304dd9a)
Uploaded press advert	Advert.pdf (/document/3d927fc5-b1c2-4d10-ab33-133aa390c800)
Appeal notification letter	Appeal Letter_for_PINS.pdf (/document/2a10decb-d0cf-4901-a3c2-1a0711122e4d) Appeal list_for_PINS-2.pdf (/document/67dcd084-c526-476f-bbb5-b742012f1318)

Consultation responses and representations

Statutory consultees	Yes PARISH - Parish Council Consultation CCCEC – Ecology ENVH - Public Health and Licensing (Env. Health) SWATER - Southern Water County Council – Highways County Council - Public Rights of Way Tree Section Landscape Architect Officer ENGNW - Nat Eng Water Neutrality
Responses or standing advice to upload	Yes

Upload the consultation responses and standing advice	Consults.pdf (/document/d296349f-22b9-43c9-a8f2-de72556a450b)
Representations from other parties	Yes
Upload representations from other parties	Rep letters.pdf (/document/e194115f-60fd-476e-b81f-adc24d518139)

Planning officer's report and supporting documents

Upload planning officer's report	Decision Notice.pdf (/document/4d942fdc-246f-4836-913e-53578e066fa9)
Do you have any relevant policies from your statutory development plan?	No
Emerging plans	Yes
Upload emerging plan and supporting information	Rusper_Neighbourhood_Plan_2020_Final-1.pdf (/document/bb239f8d-0ce0-4a21-8067-21df825ab856) HDPF 25,32 and 33.pdf (/document/11bb8316-148c-442a-8461-5b017323a0e7) HDPF Cover.pdf (/document/0f7c6149-5853-4cd3-bfb4-660c15b1c07b)
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/4a20dbfb-70da-4e1d-b05e-565363766829)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes To fully assess the context of the site
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 To follow in Appeal Statement