Planning Inspectorate

DRAFT Agenda

Appeal Ref: 6008129

Hearing 16 July 2025

Appeal by James Carthy & Kathleen O'Driscoll against the decision of Horsham District Council.

Proposal: Change of use of land to provide 10no gypsy pitches with dayroom, associated parking, access and services (part retrospective).

Land at Kingfisher Farm, West Chiltington Lane, Billingshurst RH14 9DR

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1. Introduction and formalities

2. Background of the appeal site and the planning position of other sites nearby

3. Gypsy and Traveller status of occupants, and other background circumstances

4. Confirmation of the Development Plan and key policies

5. Main issues
   - the effect of the development on the character and appearance of the area,
   - whether or not the measures for the disposal of foul and surface water are adequate, and
   - whether or not the development would have an adverse effect on protected species and their habitats.

6. Other planning issues, including
   - site accessibility and other PPTS issues
   - the existing level of local provision
   - available, suitable, acceptable and affordable alternative sites
   - present supply of deliverable G&T sites
   - the level of unmet need for gypsy pitches in the Council area

- policy progress and timetable, and any failure of policy
- the personal circumstances of the occupants
- intentional unauthorised development
- Public Sector Equality Duty, Human Rights issues and the United Nations Convention on the Rights of the Child
- without prejudice, the consideration of a temporary or personal permission

7. Any concluding remarks from the main parties
8. Conditions (without prejudice)
9. Any applications for an award of costs
10. Site visit arrangements

David Wyborn

INSPECTOR

These are the plans which are listed on the decision notice.

- Location Plan PP-14050679v1
- Site Layout As Proposed 501 REV A
- Day Room Details 1050 REV E
- Swept Path Analysis Estate Car Site Parking 2501083-TK01
- Swept Path Analysis Estate car Site Parking 2501083-TK02
- Swept Path Analysis Car Towing Caravan Site Access 2501083-TK03

Please check that they are the correct plans upon which the appeal will be determined. The decision notice identifies the Site Layout as Proposed as Drawing No 501 Rev A. However, in the Surface Water Drainage Design Summary and Calculations Report V 1.1 (09.04.26), the Site Layout as Proposed is Drawing No 501 Rev C.

Please confirm which is the proposed site plan for the appeal.