



Mr Benjamin Hume
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Application Number: DC/25/0657

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Benedict Boker-Ingram

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.

The Lamb Inn Lambs Green Rusper West Sussex

as shown on Plan and Application Number DC/25/0657 submitted to the Council on 07/05/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development, by reason of its location outside of any defined Built-Up Area Boundary, would constitute new residential development in the countryside, contrary to the Council's spatial strategy for sustainable growth. The site does not represent a logical or sustainable extension of an existing settlement and is located some distance from local services and community facilities, resulting in a pattern of development that would be heavily reliant on the private motor car for day-to-day needs. The proposal therefore fails to comply with the requirements of Policy 4 of the Horsham District Planning Framework (2015) and does not satisfy the relevant tests set out in the Shaping Development in Horsham District Advice Note (2025). The development is therefore unsustainable, and would undermine the Council's spatial strategy for sustainable growth as set out in Policies 3, 4 and 26 of the Horsham District Planning Framework (2015) and the overarching aims of the National Planning Policy Framework (2024), including the presumption in favour of sustainable development contained within paragraph 11(d).
- 2 The proposal would introduce additional built form unrelated to the original justification for the redevelopment of the site (the preservation of the locally listed former public house). The development would result in the over intensification of the site and a suburbanising effect on the rural character and appearance of the locality. The scheme would therefore fail to conserve or enhance the distinctive rural character of the area, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).
- 3 In the absence of adequate surface water and foul drainage information, the Council is unable to confirm that the proposed development would not increase flood risk on or off site, or that a

safe and sustainable drainage solution can be achieved. The proposal is therefore considered to be contrary to Policy 38 (Flooding) of the Horsham District Planning Framework (2015) and the relevant provisions of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	1.03	22.04.2025
Floor plan	Existing	1.02	22.04.2025
Location & Block plan		1.00	22.04.2025
Elevation plan	Proposed	2.05	22.04.2025
Floor plan	Proposed First	2.04	22.04.2025
Floor plan	Proposed Ground	2.03	22.04.2025
Floor plan	Proposed Ground	2.03	22.04.2025
Plans	Topographic Survey	1.01	22.04.2025
Design & Access Statement	Heritage	NONE	07.05.2025
Supporting Statement	Water Neutrality	NONE REV A	07.05.2025

Note To Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 21/11/2025

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.