

Mr David Campion
Batcheller Monkhouse
1 London Road
Tunbridge Wells
TN1 1DH

Application Number: DC/25/1108

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

On behalf of: Mr and Mrs Chris Williamson

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 1no. detached dwelling and 2no. semi-detached dwellings.

Denhams Andrews Hill Billingshurst West Sussex

as shown on Plan and Application Number DC/25/1108 submitted to the Council on 04/07/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy Bill1 of the Billingshurst Parish Neighbourhood Plan 2019-2031.
- 2 The proposed development, by reason of its quantum, siting, scale, and suburban form, would fail to reflect the informal and low-density pattern of development that characterises the immediate rural context of Andrew's Hill. The proposal would erode the informal and piecemeal character that defines the historic cluster of dwellings at Andrew's Hill, including the adjacent Grade II listed buildings Flagstones, Home Cottage and Webb Cottage, as well as the non-designated heritage asset Denhams, and would fail to relate sympathetically to the built form, character, and settlement pattern of the immediate surroundings. The proposal would therefore fail to integrate with the character and visual amenity of the townscape, contrary to Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015) and Policy Bill 2 of the Billingshurst Parish Neighbourhood Plan 2019-2031.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan and Block Plan	1.01	04.07.2025
Site plan	Site Plan as Proposed	2.01 REV A	04.07.2025

Supporting Statement	Transport Statement by gta Civils & Transport dated January 2022	10244D	04.07.2025
Supporting Statement	Heritage Statement by The Heritage Advisory dated November 2021	2021/5524	04.07.2025
Supporting Statement	Planning Statement by Batchellor Monkhouse dated July 2025	NONE	04.07.2025
Supporting Statement	Water Neutrality Statement by Batchellor Monkhouse dated February 2025	NONE	04.07.2025
Supporting Statement	Air Quality Statement by gem Air Quality Ltd dated March 2025	AQ2581	04.07.2025
Supporting Docs	Preliminary Ecological Appraisal by arun ecology dated May 2025	D-WIL-001-001-001	04.07.2025
Elevation & Floor plan	Elevations & Plans as Proposed	2.02	04.07.2025
Plans	Visibility Splay	2.03	04.07.2025
Supporting Docs	Response to WSCC Comments by gta Civils & Transport dated September 2025	10244E	08.09.2025

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 11/09/2025

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>.