

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/25/0780

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

On behalf of: Chidhurst Ltd

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:

Demolition of existing buildings. Erection of four barn style detached dwellings with associated garages utilising existing access together with landscaping

Greenacres Saucelands Lane Shipley West Sussex

as shown on Plan and Application Number DC/25/0780 submitted to the Council on 09/06/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development is within a countryside location outside of the built-up area boundary of any settlement on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The proposed development would therefore be contrary to Policies 2, 3, 4, and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.
- 2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the existing commercial floorspace is no longer needed and/or viable for employment use, contrary to Policy 9 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and paragraphs 193 and 194 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Landscape Appraisal	RCo556 / Landscape Appraisal/Study / Rev00 / Planning / 14-01-25	09.05.2025
Location plan		000_09 Rev A	18.08.2025
Site plan	Existing - Ground Floor	000_02	03.06.2025
Location plan	Location Plan	001_01	09.05.2025
Site plan	Existing Ground Floor Site Plan	001_02	09.05.2025
Elevation & Floor plan	Proposed Ground Floor Site Plan	100_01	09.05.2025
Site plan	Unit 1	100_01	09.05.2025
Elevation & Floor plan	Unit 2	100_02	09.05.2025
Elevation & Floor plan	Unit 3	100_03	09.05.2025
Layout plan	Proposed Ground Floor Plan Area 1	100_10 REV C	09.06.2025
Layout plan	Proposed Ground Floor Plan Area 2	100_11 REV C	09.06.2025
Elevation & Floor plan	Unit 4	100_04	09.05.2025
Layout plan	Areas - Existing & Proposed	000_10	09.05.2025
Block plan	Proposed	000_09	03.06.2025
Section plan	Proposed - BB	200_02	09.05.2025
Section plan	Proposed - AA	200_01	09.05.2025
Supporting Statement	Water Neutrality Report by cgs civils dated 5 December 2024	C3353 REV P	09.05.2025
Supporting Statement	Preliminary Ecological Appraisal	C-CHI-001-001- 001 REV 001	09.05.2025
Plans	Preliminary Ecological Appraisal Report by Arun Ecology dated February 2025	C-CHI-001-001- 001	09.05.2025
Supporting Statement	Bat Emergence Survey Report by Arun Ecology dated February 2025	C-CHI-001-002- 001	09.05.2025
Tree plan	Protection	TPP 06372 2025	09.05.2025
Supporting Statement	Transport	13516	09.05.2025
Layout plan	Soft Landscape	RCo555-01 REV 01	09.05.2025
Layout plan	Viewpoint Locations	RCo556 / Figure 01	09.05.2025
Photos	Viewpoint Aerial	RCo556 / Figure 02	09.05.2025
Photos	Site	RCo556 / Landscape Appraisal/Study /	09.05.2025

		Appendix A/ Rev00 / 19-12-24	
Supporting Statement	Landscape Appraisal/Study by Ramsay & CO Landscape Architecture dated 14 January 2025	RCo556 / Landscape Appraisal/Study / Rev00 / Planning / 14-01-25	09.05.2025
Tree plan	BS:5837 Tree Protection Plan	GREENACRES TPP 06372 2025	09.05.2025
Supporting Statement	Heritage Report by Chiccroft Heritage Planning dated April 2025	NONE	09.05.2025
Supporting Statement	Transport Report by gta Civils & Transport dated January 2025	13516	09.05.2025
Plans	Soft Landscape Layout	RCo555-01 Revision 01	09.05.2025
Plans	Figure 01: Viewpoint Locations	RCo556 / Figure 01	09.05.2025
Supporting Statement	Planning	NONE	09.05.2025
Supporting Statement	Energy & Sustainability Statement by Blew Burton Ltd dated 1 May 2025	NONE	09.05.2025
Design & Access Statement		NONE	09.05.2025
Supporting Docs	Cover Letter	NONE	09.05.2025
Supporting Statement	BS:5837 Arboricultural Report Arboricultural Survey, Impact Assessment & Method Statement by Duckworths Arboriculture Ltd dated January 2025	AIA/AMS 06372/2025	09.05.2025
Tree plan	BS:5837 Tree Constraints Plan	GREENACRES TCP 06372/2024	09.05.2025
Supporting Statement	Great Crested Newt Survey Report	Great Crested Newt	18.08.2025
Section plan	Existing Site Section AA	000_20	03.06.2025
Section plan	Existing Site Section CC	000_22	03.06.2025
Section plan	Existing Site Section BB	000_21	03.06.2025
Supporting Docs	Preliminary Ecological Appraisal	NONE	09.05.2025

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: 22/08/2025

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>.