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Application Number: DC/25/0447

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

On behalf of: Michael, Maria and Gossage Pilla and Gossage

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:

Erection of 4no. new build dwellings and amended access details. (Alternative to permission granted under DC/22/1918 Prior Approval of Proposed Change of Use of Agricultural Building to form 5 dwellinghouses).

Land at Hillybarn Farm The Mount Ifield West Sussex

as shown on Plan and Application Number DC/25/0447 submitted to the Council on 21/03/2025. 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).

- 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 Docs	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated January 2023	NONE	21.03.2025

Supporting Docs	Bat Roost Potential Report by Sylvatica Ecology Ltd dated 06.07.2023	NONE	21.03.2025
Supporting Docs	Hydrogeological & Water Neutrality Assessment by B.A. Hydro Solutions Limited dated April 2023	NONE	21.03.2025
Supporting Docs	Water Neutrality Report and Water Management Plan by Promethean Planning dated 23.11.2024	NONE	21.03.2025
Section plan	Unit 3 Section DD	2409HI_R8_301 000	21.03.2025
Elevation plan	Proposed Elevations	2409HI_R8_302 000	21.03.2025
Elevation & Floor plan	Proposed Garage	2409HI_R8_303 000	21.03.2025
Section plan	Garage Section EE	2409HI_R8_304 000	21.03.2025
Floor plan	Proposed Ground Floor Plan	2409HI_R8_400 000	21.03.2025
Floor plan	Proposed First Floor Plan	2409HI_R8_401 000	21.03.2025
Section plan	Proposed Unit 4 Section FF	2409HI_R8_402 000	21.03.2025
Elevation plan	Proposed North & South	2409HI_R8_403 000	21.03.2025
Elevation plan	Proposed East & West	2409HI_R8_404 000	21.03.2025
Elevation & Floor plan	Proposed Garage	2409HI_R8_405 000	21.03.2025
Section plan	Proposed Garage Section HH	2409HI_R8_406 000	21.03.2025
Location plan	Location Plan	2209HI_R8_000 000	21.03.2025
Location plan	Existing Location Plan	2409HI_R0_000 R.0	21.03.2025
Block plan	Block Plan	2409HI_R8_001 000	21.03.2025
Floor plan	Proposed Ground Floor	2409HI_R8_100 000	21.03.2025
Floor plan	Proposed First Floor Plan	2409HI_R8_101 000	21.03.2025
Section plan	Unit 1 Section AA	2409HI_R8_102 000	21.03.2025
Elevation plan	Elevations	2409HI_R8_103 000	21.03.2025
Elevation plan	Elevations	2409HI_R8_104 000	21.03.2025
Elevation & Floor plan	Proposed Garage	2409HI_R8_105 000	21.03.2025
Section plan	Garage Section BB	2409HI_R8_106 000	21.03.2025
Floor plan	Proposed Ground Floor Plan	2409HI_R8_200 000	21.03.2025
Section plan	Unit 2 Section CC	2409HI_R8_201 000	21.03.2025
Elevation plan	Proposed Elevations	2409HI_R8_202 000	21.03.2025
Elevation & Floor plan	Proposed Garage	2409HI_R8_203 000	21.03.2025
Floor plan	Proposed Ground Floor	2409HI_R8_300 000	21.03.2025

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: 09/06/2025

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>.