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Application Number: DC/26/0079

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

On behalf of: John Braidwood

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 2no. 4 bed dwellings with associated parking and landscaping.

Land at 520564 133496 Brook Lane Faygate West Sussex

as shown on Plan and Application Number DC/26/0079 submitted to the Council on 19/01/2026. 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 inappropriate 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).
- 2 It has not been demonstrated that future occupants of the development would not be adversely affected by noise from the neighbouring railway line and road traffic noise from the A264. In the absence of information to indicate otherwise, the development would create inadequate living conditions for future occupants, to the detriment of their residential amenity and contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		1785_1.000	19.01.2026
Site plan	Existing	1785_1.002	19.01.2026
Site plan	Proposed	1785_3.000	19.01.2026

Plans	Contextual ground floor	1785_3.001	19.01.2026
Floor plan	Proposed Ground and first floor	1785_3.002	19.01.2026
Elevation plan	Proposed House 1	1785_3.003	19.01.2026
Elevation plan	Proposed House 2	1785_3.004	19.01.2026
Plans	Proposed North and East elevations	1785_3.006	19.01.2026
Plans	Proposed South and West	1785_3.007	19.01.2026
Plans	Proposed landscaping plan	1785_3.008	19.01.2026
Plans	Proposed drainage plan	1785_3.009	19.01.2026
Plans	Proposed rendered elevations South and East	1785_3.010	19.01.2026
Plans	Proposed rendered North and West elevations	1785_3.011	19.01.2026
Plans	Proposed rendered elevations house 1 and 2	1785_3.012	19.01.2026
Photos	Existing site photos	1785_1.001	19.01.2026
Photos	Local reference images	1785_3.005	19.01.2026
Tree plan	Constraints	NONE	19.01.2026
Tree plan	Protection	NONE	19.01.2026
Supporting Statement	Heritage	NONE	19.01.2026
Design & Access Statement		NONE	19.01.2026
Supporting Statement	Planning statement	NONE	19.01.2026
Supporting Statement	Tree Schedule	NONE	19.01.2026
Supporting Statement	Arboricultural Impact Assessment	NONE	19.01.2026
Supporting Statement	Preliminary Ecological Assessment and Roost Assessment	NONE	19.01.2026

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: 01/04/2026

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>.