Horsham District Council

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

Application Number: DC/24/0015

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

On behalf of: Mr Lowdell

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 a detached 4no. bedroom chalet bungalow including detached garage / car port.

Crescent Place Storrington Road Thakeham West Sussex

as shown on Plan and Application Number DC/24/0015 submitted to the Council on 04/01/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

2 The proposed development is subject to medium and high risk surface water flooding, as indicated on maps held by the Environmental Agency, as well as medium-high groundwater vulnerability and as such the development may be at direct risk of flooding, and may increase the risk of flooding elsewhere. In the absence of an acceptable Flood Risk Assessment and sequential test the proposed development is considered contrary to Policy 38 of the Horsham District Planning Framework (2015) and paragraphs 165, 168 and 173 of the NPPF (December 2023).

3 The proposed development by virtue of window position and proximate situation in relation to Sailtops private amenity space would result in adverse overlooking and loss of privacy contrary to policy 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		2022.351.01	04.01.2024

Block plan	As proposed	2022.351.01 REV A	04.01.2024
Elevation & Floor plan	Roof, as proposed	2022.351.03	04.01.2024
Plans	Levels, as proposed	2022.351.03 REV A	04.01.2024
Materials	As proposed	2022.351.05 REV A	04.01.2024
Layout plan	As proposed	2022.351.06 REV A	04.01.2024
Tree plan	Constraints	LLD2853-ARB-DWG-001 REV 00	04.01.2024
Tree plan	Protection and Retention	LLD2853-ARB-DWG-002 REV 00	04.01.2024
Plans	Wildlife Area	LLD2853-ECO-DWG-001 REV 00	04.01.2024
Supporting Statement	Flood Risk	NONE	04.01.2024
Supporting Statement	Planning (Note)	NONE	04.01.2024
Supporting Statement	Arboricultutal Impact Assessment and Method	NONE	04.01.2024
Supporting Docs	Tree Schedule, as existing	ARB-SCH-001 REV 0	04.01.2024
Supporting Statement	Ecological Impact Assesment	NONE	04.01.2024
Supporting Statement	Planning and Water	P-014 REV 2	04.01.2024
Supporting Statement		NONE	24.04.2024

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: 16/05/2024

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.