Horsham District Council

Lizzie Withall
DHA Planning
Betts Way
Crawley
RH10 9XA

Application Number: DC/26/0585

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

On behalf of: Wienerberger 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:

Outline application for the erection of up to 24 residential dwellings, with all matters reserved except for access.

Land at Station Road, Warnham, West Sussex, RH12 3SR

as shown on Plan and Application Number DC/26/0585 submitted to the Council on 29/04/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development is distant from the settlement of Warnham and is not allocated in a development or neighbourhood plan, nor is it essential to its countryside location. The proposal does not attract in principle support from Policy S5 of the NPPF as Warnham station does not meet the definition of 'well-connected, whilst the site is not physically well-related to the nearest settlement of Warnham. Nor is the site primarily located on land demonstrated to be lawfully previously developed. The proposal would further not promote genuine sustainable patterns of movement as its location is remote from existing services and facilities. The proposal therefore fails to accord with National Planning Policy Framework (2026) Policies S3, S5, TR3, TR4 and CC2, HDPF Policies 2, 3, 4, 26 and 40, Policy WNP1 of the Warnham Neighbourhood Plan, and Policy 14 of the emerging Horsham District Local Plan. There are deemed to be no material considerations which would outweigh the conflict with the above development plan and National Planning Policy Framework policies in these regards.

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposal would provide for satisfactory foul and surface water drainage, to avoid increasing flood-risk elsewhere, in conflict with Policies 24 and 32, 33, 38, 39 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2026).

3 The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the units required to be provided as affordable housing units or other obligations required to make the development acceptable. The proposal is therefore contrary to Policies 16, 31 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	District Newt Licence Report		30.09.2026
Supporting Statement	ARBORICULTURAL CONSTRAINTS SURVEY, IMPACT ASSESSMENT, PROTECTION PLAN AND METHOD STATEMENT		21.09.2026
Supporting Statement	AIR QUALITY ASSESSMENT - ADDENDUM		21.09.2026
Supporting Statement	EVIDENCE OF NON-FEASIBILITY - SURFACE WATER DRAINAGE		21.09.2026
Supporting Statement	RESPONSE TO THE EHO		07.09.2026
Supporting Statement	ENVIRONMENTAL AIR QUALITY ASSESSMENT		12.08.2026
Supporting Statement	Drainage Technical Note 260714 JFP-200		14.07.2026
Supporting Statement	Proposed A24 Pedestrian Crossing J32-8671-PS-005		14.07.2026
Supporting Statement	Proposed Drainage Plan		07.07.2026
Supporting Statement	TECHNICAL NOTE 001 V1.1		24.06.2026
Supporting Statement	ECOLOGICAL IMPACT ASSESSMENT		24.06.2026
Supporting Statement	FLOOD RISK ASSESSMENT AND SUDS STRATEGY		24.06.2026
Supporting Statement	NOISE IMPACT ASSESSMENT: QA25133/NIA		09.04.2026
Supporting Statement	TRANSPORT STATEMENT		09.04.2026
Supporting Statement			09.04.2026
Supporting Statement	ENERGY AND SUSTAINABILITY STRATEGY: 25.1937, REV 02		09.04.2026
Supporting Statement	RELIMINARY GROUND CONTAMINATION RISK ASSESSMENT REPORT PARTS 1-5		09.04.2026
Supporting Statement	TRAVEL PLAN STATEMENT		09.04.2026
Supporting Statement	PLANNING, MINERALS AND SUSTAINABILITY STATEMENT: 35211		09.04.2026
Supporting Statement	Minerals and Waste Infrastructure Safeguarding Assessment		05.10.2026
Supporting Statement	FLOOD RISK ASSESSMENT AND SUDS STRATEGY		14.04.2026
Tree plan	Tree Location Plan		21.09.2026
Tree plan	Tree Portection Plan		21.09.2026
Tree plan	Tree Protection Plan		21.09.2026

Tree plan	Tree Protection Plan		21.09.2026
Site plan	Site Layout WAR-WBR-ZZ-ZZ-DR-A-13301 P11		17.09.2026
Location plan	SITE LOCATION PLAN - WAR-WBR-ZZ-ZZ-DR-A-13306		24.06.2026
Site plan	SITE PLAN LANDSCAPING - WAR-WBR-ZZ-ZZ-DR-A-13302		24.06.2026
Site plan	SITE PLAN TENURE MIX - WAR-WBR-ZZ-ZZ-DR-A-13303		24.06.2026

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. In the case of outline applications the CIL charge will be calculated at the relevant reserved matters stage.

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: 29/10/2026

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.