Horsham District Council

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Application Number: DC/26/1311

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

On behalf of: Jolesfield Development 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 development of 9 new residential dwellings, with all matters reserved except for access.

Land At 518795 120095, Jolesfield, Partridge Green, West Sussex

as shown on Plan and Application Number DC/26/1311 submitted to the Council on 03/09/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be located beyond a defined built-up area not allocated within the adopted Development Plan and would not be essential to its countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchical approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 4 and 26 of the Horsham District Planning Framework (2015), policies 2, 3 and 14 of the emerging Horsham District Local Plan and Policy 1 of the West Grinstead Neighbourhood Plan (2021). The development would also be contrary to Policy S5 of the National Planning Policy Framework, without the required exceptional circumstances to grant permission.

2 The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby not securing the units required to be provided as affordable housing units. The proposal is therefore contrary to Policy 16 of the Horsham District Planning Framework (2015) and Policy 39 of the emerging Horsham District Local Plan.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Plans	Existing and Proposed Topographical Survey and Block Plan	2510LA_R5_001	13.08.2026
Plans	Surface Water Drainage Layout	AEG8979-DR03	23.10.2026

Plans	Surface Water Drainage Layout	AEG8979-DR02	23.10.2026
Plans	Surface Water Drainage Layout	AEG8979-DR01	23.10.2026
Plans	Surface Water Drainage Layout	AEG8979-DR04	23.10.2026
Supporting Statement	Access Arrangement	2026/9469/TN01	13.08.2026
Supporting Statement	Dormouse Method of Works	NONE	13.08.2026
Supporting Statement	Heritage Statement	NONE	13.08.2026
Supporting Statement		NONE	13.08.2026
Supporting Statement	Preliminary Ecological Assessment	NONE	13.08.2026
Supporting Statement	Flood Risk Assessment and Surface Water Drainage Strategy	AEG8979_RH13_Southwater_07	13.08.2026
Supporting Statement	BNG Metric	NONE	22.10.2026
Supporting Statement	Biodiversity Net Gain Assessment (v1.4)	NONE	22.10.2026
Supporting Statement	Planning, Design and Access Statement (v2)	NONE	20.08.2026
Location plan	Existing	2510LA_R5_003	13.08.2026
Block plan	Proposed	2510LA_R5_002	13.08.2026
Location plan	Existing	2510LA_R5_000	13.08.2026
Block plan	with existing and proposed topographical survey	2510LA_R5_001	13.08.2026
Tree plan	Protection	NONE	13.08.2026

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.