Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
NEWDIGATE
RH5 5BX

Application Number: DC/24/1112

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

On behalf of: Anthony Grocott

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:

Demolition of existing buildings and erection of 2 x new build dwellings (in the alternative to permission granted under DC/23/1906 Prior Approval of Proposed Change of Use of Agricultural Building to form 2 dwellinghouses).

Thistledown Cottage Harbolets Road West Chiltington West Sussex

as shown on Plan and Application Number DC/24/1112 submitted to the Council on 19/07/2024. 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 (2023) 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 In the absence of a mechanism to secure the offsetting measures, insufficient information has been provided to demonstrate with a sufficient degree of certainty that the 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).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	2404TH_R0_000 Rev 000	19.07.2024

Supporting Statement	Water Neutrality Report by cgs civils dated 03.10.2024	C3114 REV P	19.07.2024
Block plan	Proposed Block Plan	2404TH_R0_R002	19.07.2024
Floor plan	First Floor Plan	2404TH_R0_101 Rev 000	19.07.2024
Roof plan	Roof Plan	2404TH_R0_102 Rev 000	19.07.2024
Elevation plan	North	2404TH_R0_103 Rev 000	19.07.2024
Elevation plan	East	2404TH_R0_104 Rev 000	19.07.2024
Elevation plan	South	2404TH_R0_105 Rev 000	19.07.2024
Elevation plan	West	2404TH_R0_106 Rev 000	19.07.2024
Floor plan	Ground Floor Plan	2404TH_R0_200 Rev 000	19.07.2024
Floor plan	First Floor Plan	2404TH_R0_201 Rev 000	19.07.2024
Roof plan	Roof Plan	2404TH_R0_202 Rev 000	19.07.2024
Elevation plan	North	2404TH_R0_203 Rev 000	19.07.2024
Elevation plan	East	2404TH_R0_204 Rev 000	19.07.2024
Elevation plan	South	2404TH_R0_205 Rev 000	19.07.2024
Elevation plan	West	2404TH_R0_206 Rev 000	19.07.2024
Elevation & Floor plan	Section & Bin Store	2404TH_R0_300 Rev 000	19.07.2024
Layout plan	Partial Topo Survey	EX01	19.07.2024
Site plan	Existing Survey	2404TH_R0_001	19.07.2024
Floor plan	Ground Floor Plan	2404TH_R0_100 Rev 000	19.07.2024
Supporting Statement	Flood Risk & Drainage Strategy Report by Dixon Hurst dated 15.05.2023	61135 Issue No 1	11.10.2024
Supporting Statement	BS:5837 Arboricultural Report Arboricultural Survey, Impact Assess & Method Statement by Duckworths Arboriculture Ltd dated September 2024	AIA/AMS 06503/2024	11.10.2024

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: 11/12/2024

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.