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Application Number: DC/26/0262

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 access.

Land North of Jolesfield Cottages, Jolesfield, Partridge Green, West Sussex

as shown on Plan and Application Number DC/26/0262 submitted to the Council on 16/02/2026. 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 on a site not allocated within the Development Plan, would be located on land defined as a Local Gap within the West Grinstead Neighbourhood Plan, and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy 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) and Policy 1 of West Grinstead Neighbourhood Plan (2021). 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 Local and Neighbourhood Plan policies in these regards.
- 2 It has not been demonstrated to the satisfaction of the Council that the proposal would not impact upon Hazel Dormouse, a European Protected Species, and therefore the proposal would be contrary to Policies 25 and 31 of the Horsham District Planning Framework (2015) as well as The Conservation of Habitats and Species Regulations 2017 (as amended) and the NERC Act 2006.
- 3 It has not been demonstrated to the satisfaction of the Council that the proposed access arrangements would not lead to an unacceptable impact upon highways safety, therefore the proposal is not compliant with Policy 40 of the Horsham District Planning Framework 2015 nor in line with Paragraph 116 of the NPPF (2024).

- 4 No s106 legal agreement has been completed to secure and monitor the proposed significant onsite Biodiversity Net Gain. Absent of the completed s106 legal agreement it has not been demonstrated that Biodiversity Net Gain is capable of being achieved and secured for 30 years as required by schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Ecology Supporting Letter	NONE	13.04.2026
Supporting Docs		NONE	13.04.2026
Supporting Statement	PLANNING STATEMENT	NONE	16.02.2026
Supporting Docs	BNG METRIC	NONE	16.02.2026
Location plan	EXISTING	2510LA_R5_000	16.02.2026
Block plan	EXISTING AND PROPOSED	2510LA_R5_001	16.02.2026
Block plan	PROPOSED	2510LA_R5_002	16.02.2026
Location plan	EXISTING	2510LA_R5_003	16.02.2026
Supporting Docs	LETTER FROM DAVID ARCHER ASSOCIATES	NONE	16.02.2026
Supporting Docs	TREE SURVEY SCHEDULE	NONE	16.02.2026
Supporting Docs		NONE	16.02.2026
Supporting Docs	BIODIVERSITY NET GAIN ASSESSMENT	NONE	16.02.2026
Plans	TREE PROTECTION PLAN	NONE	16.02.2026
Supporting Docs	FLOOD RISK ASSESSMENT AND SURFACE WATER DRAINAGE STRATEGY	NONE	16.02.2026

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: 11/05/2026

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>.