Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/25/1077

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

On behalf of: Mrs P Rixon

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 2 x no detached dwellings and garages utilising existing access and landscaping

The Fords Bonfire Hill Southwater West Sussex

as shown on Plan and Application Number DC/25/1077 submitted to the Council on 30/06/2025. 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 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, 3 and 26 of the Horsham District Planning Framework (2015) and Policy SNP1 of the Southwater Neighbourhood Plan. 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 which would outweigh harm arising from conflict with the above policies.

2 The development would formalise and suburbanise the site, resulting in the dilution and erosion of the informal character of the landscape and countryside setting. The proposal would result in a form of development that would fail to preserve and/or enhance the landscape characteristics of the area. The proposed development would therefore be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		DE1284/06 REV P8	17.12.2025

Elevation & Floor plan	Proposed and roof Plot 1	DE1284/03 REV P2	30.06.2025
Elevation & Floor plan	Proposed and Roof Plot 2	DE1284/04 REV P2	30.06.2025
Elevation & Floor plan	Proposed Garage	DE1284/05 REV P2	30.06.2025
Block plan	Proposed	DE1284/06 REV P8	15.08.2025
Section plan	Existing and Proposed	DE1284/07 REV P4	17.12.2025
Plans	Proposed Landscape	DE1284/09 REV P4	17.12.2025
Supporting Statement	Energy and Sustainability	NONE	30.06.2025
Design & Access Statement		NONE	30.06.2025
Supporting Statement	Transport	13534	30.06.2025
Tree plan	Tree Constraints	NONE	30.06.2025
Tree plan	Tree Retention and Protection	NONE	30.06.2025
Supporting Statement	Arboricultural	NONE	30.06.2025
Supporting Docs	Cover Letter	24/189	30.06.2025
Supporting Docs	Tree Survey	NONE	30.06.2025

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: 15/05/2026

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.