Horsham District Council

Mr Stephen Jupp
Stephen Jupp MRTPI
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Chichester
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Application Number: DC/23/2146

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

On behalf of: Mr J Lench, Akehurst Homes 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 (with all matters reserved except access) for up to 28 dwellings with access from Storrington Road. Resubmission of DC/22/0080

Land South of Furze Common Road, Thakeham, West Sussex

as shown on Plan and Application Number DC/23/2146 submitted to the Council on 24/11/2023. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 It has not been demonstrated that the proposed access road will not lead to unacceptable amenity harm towards neighbouring residents by virtue of increased levels of activity, noise, light and pollution from the passing of vehicles and pedestrians entering and exiting the site via the lane, contrary to Policies 24 and 33 (part 2) of the Horsham District Planning Framework (2015) and NPPF Policy 198 and therefore would significantly and demonstrably outweigh the benefits of the development.

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Plans	PROPOSED SITE ACCESS ARRANGEMENT (WITH CONTINUATION INTO SITE) (within Response to Highways and Transport Comments document)	TPHS 088 DR 002 H	26.02.2024
Plans	TREE PROTECTION PLAN	J20842 ARB TCP D	24.11.2023
Plans	LOCATION PLAN	21-1151-01	24.11.2023
Plans	BLOCK PLAN	21-1151-02	24.11.2023
Plans	TOPOGRAPHIC SURVEY (SHEET 1 OF 2)	GY 4171 1 001	24.11.2023
Plans	TOPOGRAPHIC SURVEY (SHEET 2 OF 2)	GY 4171 1 002	24.11.2023

Plans	TREE CONSTRAINTS PLAN	J20842 ARB TCP	24.11.2023
Plans	PROPOSED SITE ACCESS ARRANGEMENTS (OVERVIEW WITH VISIBILITY)	TPHS 088 DR 001 G	26.02.2024

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: 20/02/2025

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.