Horsham District Council

Mr Samuel Bowman
BEAU Architecture Ltd
Building 1063
Cornforth Drive
Kent Science Park
Sittingbourne
Kent
ME9 8PX

Application Number: DC/24/1835

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

On behalf of: Mr Shawn Kelf Geko Developments 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:

Erection of 9no. new build dwellings including the formation of a new vehicle access and associated landscaping works.

Land To The Rear of The Rectory High Street Rusper West Sussex

as shown on Plan and Application Number DC/24/1835 submitted to the Council on 16/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposal would result in harm to the historic and listed buildings, to heritage assets and the Conservation Area, contrary to Policy 34 of the Horsham District Planning Framework (2015), and the benefits of the development do not outweigh the harm and are contrary to Paragraphs 215 and 216 of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Plan	002 Rev No P3	20.06.2025
Details plan	Proposed Site Access	PCD703 / 001	26.03.2025
Details plan	Vehicular Swept Paths Analysis using Large Size Car (Sheet 1 of 3)	PCD703 / TR01 (1)	26.03.2025
Details plan	Vehicular Swept Paths Analysis using Large Size Car (Sheet 2 of 3)	PCD703 / TR01 (2)	26.03.2025
Details plan	Vehicular Swept Paths Analysis using DB32 Fire Appliance	PCD703 / TR02	26.03.2025
Details plan	Vehicular Swept Paths Analysis using Large Refuse Vehicle	PCD703 / TR03	26.03.2025
Site plan	Site Location Plan Existing Site	001 Rev No P1	27.11.2024

	Plan		
Elevation & Floor plan	Proposed Plans & Elevations Plots 1-4	003 Rev No P2	27.11.2024
Elevation & Floor plan	Proposed Plans & Elevations Plots 5 & 6	004 Rev No P2	27.11.2024
Elevation & Floor plan	Proposed Plans & Elevations Plots 7 & 8	005 Rev No P2	27.11.2024
Elevation & Floor plan	Proposed Plans & Elevations Plot 9	006 Rev No P2	27.11.2024
Section plan	Proposed Site Sections	007 Rev No P1	27.11.2024
Supporting Statement	Financial Viability Assessment Report dated 01.04.2025		11.07.2025
Supporting Statement	Arboricultural Impact Assessment and Method Statement by Greenspace Ecological Solutions dated June 2025	J24-021461_Arb_B Revision B	02.07.2025
Supporting Statement	Reptile Survey Report by Kent Sussex Ecology dated May 2025	0300 Version 1.0	08.05.2025
Supporting Statement	Supporting Design Statement by BEAU Architecture dated 03.04.2025		07.04.2025
Supporting Statement	Technical Note 1: Water Neutrality Statement by Motion dated 13.01.2025	1berus/2404033	20.01.2025
Supporting Statement	Heritage Statement & Statement of Significance by Architectural & Historic Building Consultants dated 06.08.2024	DGC22424	27.11.2024
Supporting Statement	Preliminary Ecological Appraisal by Arbtech dated 23.06.2024		27.11.2024
Details plan	Vehicular Swept Paths Analysis using Large Size Car (Sheet 3 of 3)	PCD703 / TR01 (2)	26.03.2025
Details plan	Vehicular Swept Paths Analysis (Sheet 1 of 3)	PCD703 / TR01 (1)	26.03.2025
Details plan	Vehicular Swept Paths Analysis (Sheet 2 of 3)	PCD703 / TR01 (2)	26.03.2025
Details plan	Vehicular Swept Paths Analysis (Sheet 3 of 3)	PCD703 / TR01 (3)	26.03.2025

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: 08/09/2025

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.