Horsham District Council

Mr Tony Allen
Allen Planning Ltd
Harrogate Business Centre
Hammerain House
Hookstone Avenue
Harrogate
Yorkshire
HG2 8ER

Application Number: DC/25/1141

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

On behalf of: Mr A Feld

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:

Change of Use and external alterations to provide 1no. retail/commercial unit and 6no. 1 bedroom flats.

Barclays Bank Ltd 84 High Street Billingshurst West Sussex

as shown on Plan and Application Number DC/25/1141 submitted to the Council on 08/07/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would result in the introduction of a residential use within a known area of surface water flooding without the submission of a site-specific flood risk assessment or sufficient information to demonstrated to the satisfaction of the Local Planning Authority that the proposed development would prove safe for its lifetime. The proposal therefore fails to accord with Policy 38 of the Horsham District Planning Framework (2015) and paragraphs 170, 176, 181 and 182 of the National Planning Policy Framework (2024).

2 Insufficient information has been submitted to demonstrate the potential ecology impact of the proposed development including the potential impacts on statutory protected species, the Mens Special Area of Conservation or the Ebernoe Common Special Area of Conservation. The proposal therefore fails to accord with Policy 31 of the Horsham District Planning Framework (2015) and paragraph 193 of the National Planning Policy Framework (2024).

3 The proposal fails to provide a functional site layout so as to facilitate domestic waste collections for the life time of the development. The proposal therefore fails to accord with Policy 32 of the Horsham District Planning Framework 2015 and paragraph 135 of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	EXISTING LAYOUTS & ELEVATIONS	456-02	08.07.2025

Details plan	Bin and Cycle Store Details	1456-05	15.10.2025
Elevation & Floor plan	Proposed Layouts & Elevations	1451-03 REV J	15.10.2025
Location & Block plan	Existing	1451-01 REV C	08.07.2025
Block plan	Proposed Block Plan	1451-04 REV F	15.10.2025
Supporting Statement	Planning, Design and Heritage	NONE	08.07.2025
Supporting Statement	Water Neutrality	NONE	08.07.2025

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: 05/01/2026

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.