Horsham District Council

Mrs Nicola Wallace
Hilton & Wallace Ltd
22 St Marys Road
Faversham
Kent
ME13 8EH

Application Number: DC/25/0638

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

On behalf of: Mr James Sambrook, Southwater Football Club

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 of agricultural field to playing fields for football, including new access, car parking area with permeable surface and provision of compostable toilets.

Land To The South of Two Mile Ash Road, Two Mile Ash, Horsham, West Sussex

as shown on Plan and Application Number DC/25/0638 submitted to the Council on 07/05/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development is in an unsustainable location given the absence of realistically accessible walking, cycling and public transport modes in the vicinity of the site. The proposals would therefore be highly dependent on the private car for access, failing to prioritise sustainable transport modes and achieve suitable access for all users, and failing to be well-related to an existing settlement, contrary to Policies 40 and 43 of the Horsham District Planning Framework (2015) and Paragraphs 115 and 117 of the NPPF.

2 The proposed development, by reason of the visual impact from the formal layout of pitches, associated paraphernalia including planting, the 55 space car park, site access, and noise from vehicles and users, would introduce a significant level of activity into this tranquil rural location, to the detriment of the landscape character of the area, contrary to policies 25, 26, 32 and 33 of the HDPF.

3 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on priority and protected species and its habitat, contrary to Policy 31 of the Horsham District Planning Framework (2015).

4 No completed s106 legal agreement has been submitted to secure the delivery, maintenance and monitoring of the proposed significant onsite Biodiversity Net Gain, contrary to Schedule 7A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	BNG Metric	NONE	14.07.2025
Supporting Statement	Landscape Management Plan	2503-800 REV A	22.05.2025
Supporting Statement	BNG Assessment Revision C	NONE	14.07.2025
Design & Access Statement	Planning, Design and Access Statement Rev B	NONE	12.06.2025
Supporting Statement	Transport	P3012	22.05.2025
Supporting Docs	BNG Metric	NONE	16.07.2025
Supporting Docs	Lack of alternative sites	NONE	23.04.2025
Supporting Docs	Sites for Sale	NONE	23.04.2025
Site plan		PR-LAW-02	22.05.2025
Plans	Landscape Planting Plan	2503-100 rev. B	17.04.2025
Supporting Statement	Arboricultural Implications Assessment (AIA) and Preliminary Method Statement (AMS)	aiams1/lawsons/25	17.04.2025
Plans	BNG Post Intervention	2503-910 rev B	14.07.2025
Location plan		PR-LAW-01	22.05.2025
Plans	BNG Baseline Distinctiveness and Conditions Plan	2503-905	14.07.2025

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: 17/09/2025

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.