Horsham District Council

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

Application Number: DC/24/1084

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

On behalf of: Ms Sharon Awcock VBMC Building Development 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:

Demolition of existing bungalow and outbuildings and erection of 1no. pair of semi-detached dwellings and 1no. three bedroom and 2no. four bedroom detached dwellings with associated landscaping and off-street parking utilising existing access.

1 Littleworth Lane Partridge Green West Sussex RH13 8JF

as shown on Plan and Application Number DC/24/1084 submitted to the Council on 18/09/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development is within a countryside location outside of the built-up area boundary of any settlement on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The proposed development would therefore be contrary to Policies 2, 3, 4, and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

2 The development, by reason of its scale, siting and layout, would relate unsympathetically with the existing pattern of development and would represent a harmful overdevelopment of a backland site. The proposal would result in a loss of the open rural character to the rear of the application site and would, in terms of scale and appearance, appear visually incongruous with surrounding dwellings within the locality. The development would therefore be contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

3 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31

of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	BNG Metric	NONE	18.09.2024
Supporting Statement	BNG Plan	NONE	09.09.2024
Supporting Statement	Draft HMMP	NONE	09.09.2024
Supporting Statement	BNG Condition Assessment	NONE	15.07.2024
Supporting Statement	BNG Plan	NONE	09.09.2024
Supporting Statement	Draft HMMP	001	09.09.2024
Supporting Statement	Arboricultural Impact Assessment	220757-PD-11a	15.07.2024
Supporting Statement	Attenuation Tank Calculations	C3111	15.07.2024
Details plan	PROPOSED SITE ACCESS AND VISIBILITY SPLAYS	10229_102 REV PL3	08.08.2024
Supporting Statement	Transport	10229C	15.07.2024
Supporting Statement	HYDROGEOLOGICAL and WATER NEUTRALITY ASSESSMENT	24250170	15.07.2024
Supporting Docs	Appendices	Appendices 2 - 5	15.07.2024
Supporting Docs	PE Advice	Appendix 1	15.07.2024
Supporting Statement	Preliminary Ecological Appraisal	B-VBD-001-001-001	15.07.2024
Supporting Statement	Bat Survey Report	B-VBD-001-002-001	15.07.2024
Supporting Statement	Great Crested Newt eDNA Survey	B-VBD-001-005-001	15.07.2024
Supporting Statement	Foul and Surface Water Drainage Report	C3111 REV PL2	15.07.2024
Supporting Statement	Water Neutrality Report	C3111 REV P2	15.07.2024
Details plan	EXISTING RUNOFF	101 REV PL2	29.07.2024
Details plan	Proposed Drainage Strategy Sheet 1 of 2	102 REV PL3	08.08.2024
Details plan	Proposed Drainage Strategy Sheet 2 of 2	102 REV PL3	08.08.2024
Details plan	CONTRIBUTING AREA PLAN	201 REV PL3	29.07.2024
Details plan	EXCEEDANCE FLOW ROUTES	301 REV PL3	29.07.2024
Supporting Docs	Cover Letter	NJA/23/250	15.07.2024
Design & Access Statement		none	15.07.2024
Supporting Docs	Greenfield runoff rate estimation	C3111	15.07.2024
Supporting Statement	Landscape Scheme	none	15.07.2024

Layout plan	Landscape	Sht-1	15.07.2024
Location & Block plan		VBMC001 - 01 REV P2	29.07.2024
Elevation & Floor plan	Proposed Car Port - Plot 3	VBMC001 - P3-4 REV P3	15.07.2024
Elevation & Floor plan	Proposed Car Port - Plot 5	VBMC001 - P5-4 REV P3	15.07.2024
Elevation plan	Proposed Plot 5	VBMC001 - P5-3 REV P3	15.07.2024
Elevation plan	Proposed Plots 1 and 2	VBMC001 - P1-4 REV P3	15.07.2024
Elevation plan	Proposed Plot 3	VBMC001 - P3-3 REV P3	15.07.2024
Elevation plan	Proposed Plot 4	VBMC001 - P4-3 REV P3	15.07.2024
Floor plan	Proposed Loft floor and roof, Plots 1 and 2	VBMC001 - P1-2 REV P3	15.07.2024
Floor plan	Proposed Ground and First, Plots 1 and 2	VBMC001 - P1-1 REV P3	15.07.2024
Floor plan	Proposed Ground and First, Plot 3	VBMC001 - P3-1 REV P3	15.07.2024
Floor plan	Proposed Ground and First, Plot 4	VBMC001 - P4-1 REV P3	15.07.2024
Floor plan	Proposed Ground and First, Plot 5	VBMC001 - P5-1 REV P3	15.07.2024
Roof plan	Proposed and Section Plot 3	VBMC001 - P3-2 REV P3	15.07.2024
Roof plan	Proposed and Section Plot 4	VBMC001 - P4-2 REV P3	15.07.2024
Roof plan	Proposed and Section Plot 5	VBMC001 - P5-2 REV P3	15.07.2024
Section plan	Plots 1 and 2	VBMC001 - P1-3 REV P3	15.07.2024
Site plan	Proposed	VBMC001 - 02 REV P4	29.07.2024
Elevation plan	Proposed Street	VBMC001 - 03 REV P3	15.07.2024
Supporting Statement	Permeable Paving	C3111	15.07.2024
Supporting Statement	Sustainability Statement	none	15.07.2024

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: 13/11/2024

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.