Horsham District Council

Angela Moore
SLR Consulting
Mountbattan House
1 Grosvenor Square
Southampton
SO15 2JU

Application Number: DC/24/1966

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

On behalf of: Luke Eldridge Devine Homes PLC

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. 2-, 3- and 4-bedroom dwellings, including a mix of houses and bungalows, together with access from Cowfold Road, vehicle and cycle parking, landscaping and open space, and sustainable drainage**

**Land North of Cowfold Road Coolham West Sussex**

as shown on Plan and Application Number DC/24/1966 submitted to the Council on 08/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2023) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy Ship HD1 of the Shipley Parish Neighbourhood Plan 2019-2031.

2 The development as a result of the quantum, layout and resulting plot sizes, would represent an overtly formal and suburban form of development that would detract from the informal rural character of the site and surroundings. The proposed development would fail to protect, conserve, or enhance the landscape character and intrinsic qualities of the countryside setting, and as a result would fail to integrate well with the surroundings. The development would therefore be contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015) and Policy Ship HD3 of the Shipley Parish Neighbourhood Plan 2019-2031.

**Schedule of plans/documents:**

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Plans | Swept Path Analysis Refuse Vehicle | 2407079-TK02 Rev A | 11.04.2025 |
| Plans | Swept Path Analysis Refuse Vehicle | 2407079-TK01 Rev A | 11.04.2025 |
| Site plan | Coloured Site Layout | 24064/C101B | 11.04.2025 |
| Site plan | Proposed Site Layout Roof Level | P101 F | 11.04.2025 |
| Plans | Proposed Landscaping Arrangements | CWLD-DH-CR-2451-01 Rev A | 11.04.2025 |
| Elevation & Floor plan | Proposed Ancillary Buildings Floor Plans & Elevations | P116 B | 14.03.2025 |
| Plans | Proposed Offsite Highway Improvements | 2407079-02 | 05.02.2025 |
| Location plan | Proposed Location Plan | S101 | 14.03.2025 |
| Site plan | Existing Site Survey | S102 | 14.03.2025 |
| Plans | Coloured Streetscenes | 24064/C102A | 14.03.2025 |
| Site plan | Proposed Site Layout Building Materials Plan | P102 A | 14.03.2025 |
| Site plan | Proposed Site Plan Surface Materials Plan | P103 B | 14.03.2025 |
| Site plan | Proposed Site Layout Boundary Treatment Plan | P104 B | 14.03.2025 |
| Plans | Proposed Street Scene | P105 A | 14.03.2025 |
| Elevation & Floor plan | Plot 7 Proposed Floor Plans & Elevations | P113 A | 14.03.2025 |
| Elevation & Floor plan | Plot 6 Proposed Floor Plans & Elevations | P112 A | 14.03.2025 |
| Elevation & Floor plan | Plot 9 Proposed Floor Plans & Elevations | P115 | 14.03.2025 |
| Elevation & Floor plan | Plot 8 Proposed Floor Plans & Elevations | P114 B | 14.03.2025 |
| Elevation & Floor plan | Plots 4 & 5 Proposed Floor Plans & Elevations | P111 A | 14.03.2025 |
| Elevation & Floor plan | Plots 1-3 Proposed Floor Plans & Elevations | P110 A | 14.03.2025 |
| Supporting Statement | TN01 - Water Neutrality Strategy by Motion dated 28 November 2024 | 1dhcoo/2410016 | 17.12.2024 |
| Supporting Statement | Reptile Presence/Likely Absence Survey 2024 by Ecology Partnership dated November 2024 | NONE | 17.12.2024 |
| Supporting Statement | Transport Statement by Motion dated December 2024 | decool/2407079 V2 | 17.12.2024 |
| Supporting Statement | Preliminary Ecological Appraisal by | NONE | 17.12.2024 |

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| | Ecology Partnership dated November 2024 | | |
| Supporting Statement | Energy & Sustainability Statement by Doherty Energy dated 12 December 2024 | E1471-ESS-00 | 17.12.2024 |
| Supporting Statement | Desktop Study by Geo-Environmental Services Limited dated 27.11.2024 | GE22819/DSR/NOV24 1.0 | 17.12.2024 |
| Supporting Statement | Dormouse Study by The Ecology Partnership dated November 2024 | NONE | 17.12.2024 |
| Supporting Statement | Flood Risk Assessment and Drainage Strategy by Motion dated 18.11.2024 | 1dhcoo/2410016 | 17.12.2024 |
| Supporting Statement | PM2.5 Assessment by Omnia dated June 2025 | C11247/AQ/1.1 | 05.06.2025 |
| Supporting Statement | TN03 - 2nd Response to HDC Comments on DC/24/1966 - 26 June 2025 by Motion dated 26 June 2025 | 1dhcoo/2410016 | 27.06.2025 |
| Supporting Statement | Noise Impact Assessment by Acoustic South East dated 03.06.2025 | J4031 Issue 2 | 05.06.2025 |
| Supporting Statement | TN02 - Response to HDC Comments on DC/24/1966 - 29 May 2025 by Motion dated 29 Msu 2025 | 1dhcoo/2410016 | 03.06.2025 |
| Supporting Statement | Flood Risk Assessment and Drainage Strategy by Motion dated 18 November 2024 | 1dhcoo/2410016 | 25.02.2025 |
| Supporting Statement | Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement by Chalice Consulting Ltd dated 15 October 2024 | AR5529 | 17.12.2024 |

**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: 20/08/2025

## 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.