Horsham District Council

Angela Moore
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SO15 2JU

Application Number: DC/25/0053

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

On behalf of: Cygnature Homes 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 5no. detached dwellings with associated access, car ports and landscaping.

Land To The West of South Hill Farmhouse Storrington Road Thakeham

as shown on Plan and Application Number DC/25/0053 submitted to the Council on 14/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed 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).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Site Location Plan Drawing	LP REV B	14.01.2025
Block plan	Site Context Plan	CP REV A	14.01.2025
Site plan	Proposed Site Plan Drawing	001 REV F	14.01.2025
Site plan	Colour Site Plan Drawing	C001 REV B	14.01.2025
Elevation plan	Proposed Internal SIte Section & Street Elevation	005 REV A	14.01.2025
Details plan	Proposed Site Access Visibility Splays	23-118-SK01 Rev A	14.01.2025
Details plan	Proposed Site Access Swept Path	23-118-TR01	14.01.2025

	Analysis		
Details plan	Plan of Tree Constraints	NONE	14.01.2025
Elevation & Floor plan	Plot 1 Proposed Plans & Elevations	010 REV A	14.01.2025
Elevation & Floor plan	Plot 2 Proposed Plans & Elevations	011 REV A	14.01.2025
Elevation & Floor plan	Plot 3 Proposed Plans & Elevations	012 REV A	14.01.2025
Elevation & Floor plan	Plot 4 Proposed Plans & Elevations	013 REV A	14.01.2025
Elevation & Floor plan	Plot 5 Proposed Plans & Elevations	014 REV A	14.01.2025
Site plan	Landscape Masterplan	LLD2823-LAN-DWG-010 Rev 01	14.01.2025
Supporting Docs	Flood Risk Assessment & Drainage Strategy by JUDWAA dated September 2023	NONE	14.01.2025
Details plan	Exceedance Flow Plan	PL-SK-103	14.01.2025
Supporting Docs	Archaeological Desk Based Assessment by HCUK Group dated January 2023	8484A	14.01.2025
Supporting Docs	Hazel Dormouse Mitigation & Compensation Strategy by aLyne Ecology dated 14.03.2024	NONE 001	14.01.2025
Supporting Docs	Landscape Design Strategy by Lizard Landscape Design and Ecology dated 01.09.2023	LLD2823-LAN-REP-00 Rev 00	14.01.2025
Supporting Docs	Preliminary Ecological Appraisal Report by aLyne Ecology dated 26.01.2023	NONE 001	14.01.2025
Supporting Docs	Ground Level Tree Assessment Report by aLyne Ecology dated 12.03.2024	NONE 001	14.01.2025
Supporting Docs	Sustainability and Energy Statement by bluesky Unlimited dated 11 September 2023	NONE	14.01.2025
Supporting Docs	Transport Note by Magna Transport Planning Ltd dated July 2023	22/118/24A	14.01.2025
Supporting Docs	Water Offsetting Scheme by Nicholls Water Credits dated 30.08.2024	NONE	14.01.2025
Supporting Docs	Tree Survey & Report by Jonathan Rodwell dated January 2023	B/0413/22	14.01.2025
Supporting Docs	Water Neutrality Statement by bluesky Unlimited dated 24 November 2024	NONE	14.01.2025

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: 04/08/2025

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.