Horsham District Council

Mr Billy Clements
Earlswood Homes
The Old Mill
Kings Mill Lane
South Nutfield
RH1 5NB

Application Number: DC/24/0069

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

On behalf of: Mr J Vince, Earlswood Homes and Sussex Design & Development

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 20no. dwellings (houses and apartments) with parking, landscaping and associated works with access via North Street/Library Car Park

Land at Ryecroft Lane, Storrington, West Sussex

as shown on Plan and Application Number DC/24/0069 submitted to the Council on 06/02/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by virtue of its quantum, siting, and relationship with surrounding development, would result in a cramped form of development resulting in a detrimental impact on the character and appearance of the area as a result of overdevelopment. The proposal is therefore contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015)

2 The proposed development would be of a scale, siting, and proximity to the west boundary of the site which would result in a poor relationship with the neighbouring residential properties, with the development having an overbearing impact these residential properties resulting in an unacceptable loss of private amenity. This along with the close relationship between the individual properties, when coupled with the limited amenity spaces, would result in a poor-quality living environment for future occupiers. The proposed development is therefore contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015)

3 Insufficient levels of on-site parking have been provided to serve the proposed development leading to the clear potential for inappropriate parking and/or obstruction of the adjacent highway network, resulting in a poor amenity environment within the development and locality. The proposal would therefore be contrary to Policy 41 of the Horsham District Planning Framework (2015).

4 Given the proximity of the trees and orientation of the trees in relation to the proposed dwellings, the scheme would result in pressure for the removal or injudicious pruning of these trees by future residents due to overshadowing and general tree related detritus. The proposal is therefore contrary to Policy 31 and 33 of the Horsham District Planning Framework (2015).

5 The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the 35% of units required to be provided as affordable housing units or the delivery of the necessary off-site water neutrality mitigation. It has not therefore been demonstrated how the infrastructure needs of the development would be met or 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 16, 31 and 39 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), 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	Wychewood Environmental (letter of response) v2		27.03.2024
Supporting Docs	Affordable Hosing tenure / mix	EMAIL	11.03.2024
Supporting Docs	FRA / Drainage Strategy Comments (technical response)		08.05.2024
Supporting Statement	Phase 1 Desk Study - Geotechnical and Environemntal dated 25.04.2024		02.05.2024
Supporting Statement	Air Quality Assessment version 2	P6985-R1-V2	08.05.2024
Supporting Statement	Heritage and Archelogical Desk-Based Assessment	10302/R01	06.02.2024
Supporting Statement	Water Neutrality	NONE	06.02.2024
Supporting Statement	Transport	NONE	06.02.2024
Supporting Statement	Ecological Appraisal	NONE	06.02.2024
Supporting Statement	Arboricultural Impact Assessment and Method	CA20/028	06.02.2024
Supporting Statement	Flood Risk Assessment and Drainage Strategy (revised) Rev C May 2024	NONE	08.05.2024
Design & Access Statement		6914-D05-DAS	12.01.2024
Location & Block plan	Site, as proposed	PL01 REV I	27.03.2024
Plans	Street Scene AA and BB, as proposed	PL20 REV D	12.01.2024
Elevation & Floor plan	(HOUSE TYPE A), as proposed	PL10 REV C	12.01.2024
Elevation & Floor plan	(HOUSE TYPE B), as proposed	PL11 REV C	12.01.2024
Elevation & Floor plan	(HOUSE TYPE C), as proposed	PL12 REV C	12.01.2024
Elevation & Floor plan	(HOUSE TYPE D), as proposed	PL13 REV C	12.01.2024
Elevation & Floor plan	(HOUSE TYPE E), as proposed	PL14 REV D	12.01.2024
Elevation & Floor plan	(HOUSE TYPE F), as proposed	PL15 REV C	12.01.2024
Floor plan	(APARTMENT BLOCK), as proposed	PL18 REV D	12.01.2024

Elevation plan	(APARTMENT BLOCK), as proposed	PL19 REV D	12.01.2024
Supporting Statement	Affordable Housing	NONE	12.01.2024

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: 05/06/2024

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.