Horsham District Council

Mr Simon Brett
Brett Incorporated Limited
18 Seal Road
Selsey
Chichester
PO20 0HW

Application Number: DC/24/0480

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

On behalf of: Mr and Mrs Wayne Bayley

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 a dwelling, carport with store and greenhouse.

Bayley Paddock Mill Lane Partridge Green West Sussex

as shown on Plan and Application Number DC/24/0480 submitted to the Council on 27/03/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The adverse impacts to the landscape character, sense of place, and rural ambience would significantly and demonstrably outweigh the benefits arising from the modest contribution of the development, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Details plan	GRAF Platin XL	390017	02.07.2024
Site plan	TITLE: 2 Bayley Paddock: Impact Plan for Great Crested Newt District Licensing	NONE	05.04.2024
Supporting Docs	NatureSpace Great Crested Newt District Licensing Scheme Certificate	NSP652HDC	29.05.2024
Supporting Statement	Preliminary Ecological Appraisal by Environmental Assessment Services Ltd dated March 2024	NONE	27.03.2024
Supporting Statement	Water Neutrality Statement	NONE	27.03.2024
Location plan	Location Plan	0939/83/01	27.03.2024
Block plan	Block Plan	0939.83/02	27.03.2024
Floor plan	Unit 2 Ground Floor Plan	0939.83/03	27.03.2024

Floor plan	Unit 2 First Floor Plan	0939.83/04	27.03.2024
Layout plan	Landscape/Ecology Plan	0939.83/08	27.03.2024
Elevation plan	Unit 2 Elevations	0939.83/05	27.03.2024
Elevation & Floor plan	Caroirt, Greenhouse	0939.83/07	27.03.2024
Elevation plan	Unit 2 Elevations	0939.83/08	27.03.2024
Section plan	Cross Section North-South Through Site	0939.83/09	27.03.2024
Site plan	Block Plan Showing Underground Water Storage Tanks for Each Unit	0939.83 & 84/Storage tanks	02.07.2024
Supporting Statement	Addendum to Water Neutrality Statement	NONE	27.03.2024

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: 23/09/2024

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.