Horsham District Council

Graham Beck
Luken Beck
30 Carlton Crescent
Southampton
SO15 2EW

Application Number: DC/24/0749

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

On behalf of: Northgate Properties Ltd, G Beck, Luken Beck MDP 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:

Outline Application for redevelopment of the site to provide up to 125 dwellings, ancillary parking new landscaping and open space, an ecological and woodland park together with associated works and landscaping with all matters reserved except access.

Hilland House, New Road, Billingshurst, West Sussex

as shown on Plan and Application Number DC/24/0749 submitted to the Council on 14/05/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, by reason of the substandard access for walking, wheeling and cycling derived from the practical limitations of the use of the footway on New Road, and the suitability of the year-round surfacing of footpath 1942 and uncertainty over its fencing within the field, fails to accord with policy 40 of the Horsham District Planning Framework (2015), policy BILL 12 of the Billingshurst Neighbourhood Plan (2021), and paragraphs 110, 115a and 135a of the NPPF (2024).

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Location plan		2198.DLA.DR.L.30 P01	14.05.2024
Site plan	Illustrative Masterplan	DLA.2189.L.05 P03	14.11.2024
Details plan	Height Parameter Plan	2198.DLA.DR.L.41 P01	14.05.2024
Details plan	Land Use Parameter Plan	2198.DLA.DR.L.40 P02	14.05.2024
Details plan	SURFACE WATER DRAINAGE STRATEGY SHEET 1	5023383.RDG.000 500 P03	19.07.2024

Details plan	SURFACE WATER DRAINAGE STRATEGY SHEET 2	5023383.RDG.000 501 P03	19.07.2024
Details plan	Tree Protection Plan	MW.2404.HHB.SK 02.TPP	12.08.2024
Supporting Statement		MW.2404.HHB.SK 02.AIA	12.08.2024
Supporting Statement	EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT AND PHASE 2 ECOLOGICAL SURVEYS		05.09.2024
Supporting Statement	Water Neutrality Statement	WNS/NGP/AL126/ 01 5	14.05.2024
Supporting Statement	Flood Risk Assessment and Drainage Strategy	P03	19.07.2024
Details plan	NEW ROAD FOOTWAY WITH PROPOSED REALIGNMENT	23163/32	21.10.2024
Details plan	CYCLE CONNECTIVITY ON NEW ROAD	23163/25	14.05.2024
Details plan	PROPOSED VEHICULAR ACCESS - SHEETS 1 AND 2	23163/01	14.05.2024

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. In the case of outline applications the CIL charge will be calculated at the relevant reserved matters stage.

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: 19/12/2024

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.