Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/24/1418

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

On behalf of: Ms C Powell

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 four bedroom two storey detached dwelling.

Wealden Barn Coopers Farm Bolney Road Cowfold

as shown on Plan and Application Number DC/24/1418 submitted to the Council on 23/09/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be located beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 4 and 26 of the Horsham District Planning Framework (2015). 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 Local and Neighbourhood Plan policies in these regards.

2 The proposed development, by its reason of its extent, scale and layout would fail to relate sympathetically to its rural context and would result in a significant urbanising effect deemed detrimental to the landscape character of the application site and its respective surroundings. The design and layout of proposed dwelling is considered inappropriate to the context of the site surroundings and would fail to achieve an acceptable minimum standard of high quality design. The proposed development, therefore, is contrary to the provisions of Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015) in addition to Policy 9 of the Cowfold Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	1-1250	L01 REV B	16.09.2024

Location plan	1-2500	L01 REV B	16.09.2024
Design & Access Statement		NONE	16.09.2024
Supporting Docs	Preliminary Ecological Appraisal	NONE	16.09.2024
Supporting Docs	Ecology Technical Note	NONE	16.09.2024
Supporting Docs	Water Neutrality Report	C3034 REV P	16.09.2024
Floor plan	Proposed	X01 REV C	16.09.2024
Elevation plan		04 REV D	16.09.2024
Section plan	Proposed Outline A-A	05 REV C	23.09.2024
Block plan	Existing	BP01 REV A	16.09.2024
Block plan	Proposed	BP02 REV C	16.09.2024
Supporting Docs	Cover Letter	20/232	16.09.2024

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: 10/12/2024

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.