

Mr Dan Miller
Kernon Countryside Consultants
Greenacres Barn
Stoke Common Lane
Purton Stoke
Swindon
Wiltshire
SN5 4LL

Application Number: DC/26/0504

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

On behalf of: Mr Paul Drayton

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:

Conversion of a disused agricultural building to a single dwellinghouse with associated residential curtilage.

Black Cherry Farm, Bashurst Hill, Itchingfield, West Sussex

as shown on Plan and Application Number DC/26/0504 submitted to the Council on 24/03/2026. 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 (2024) 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 reason of its close proximity to other agricultural and equestrian land uses, would result in an unacceptable standard of accommodation vulnerable to noise, odour and general disturbance. Furthermore, the relationship between the proposed dwelling and the adjacent chalet building is considered to result in a loss of privacy, a degree of overlooking and an oppressive and overbearing impact with regard to outlook and light. The proposal would therefore create accommodation below the standard which the Council would reasonably expect, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and paragraph 198 of the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	PRELIMINARY ECOLOGICAL APPRAISAL AND PRELIMINARY ROOST ASSESSMENT REPORT	NONE 001	24.03.2026
Supporting Statement	SUPPORTING STATEMENT	NONE	24.03.2026
Elevation & Floor plan	EXISTING	KCC3606/03 04/24cb	24.03.2026
Elevation & Floor plan	PROPOSED	KCC3606/04 04/24cb	24.03.2026
Block plan		KCC3606/07 11/25tk	24.03.2026
Site plan	EXISTING SITE BIODIVERSITY	KCC3603/08 11/25dm	24.03.2026
Site plan	PROPOSED SITE BIODIVERSITY	KCC3603/09 11/25dm	24.03.2026
Location plan		KCC3603/10 11/25dm	24.03.2026
Supporting Docs	BNG METRIC	NONE	24.03.2026
Supporting Docs	BAT EMERGENCE SURVEY	NONE	24.03.2026

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: 05/05/2026

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>.