



ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

Application Number: DC/26/0006

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

On behalf of: Mr Chris Maunders Bruckland Developments 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:

Erection of 9no. detached dwellings with associated parking, landscaping, hardstanding, access and associated works.

Land South Of The Bowling Green The Daisycroft Henfield West Sussex

as shown on Plan and Application Number DC/26/0006 submitted to the Council on 22/01/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would result in a mix, size, and type of dwellings that would fail to reflect local housing need as identified within the Northern West Sussex Strategic Housing Market Assessment (SHMA) and the Henfield Housing Needs Assessment (HHNA). The development would not therefore be designed to meet local need, contrary to Policy 16 of the Horsham District Planning Framework (2015) and Policy 2.4 of the Henfield Neighbourhood Plan. 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 development, and specifically Plots 6, 7, and 8, would be sited in close proximity to a belt of mature protected trees on the eastern boundary of the site which form an important landscape feature, contributing significantly to the character and visual amenity of the area. It has not been demonstrated that the development could be constructed and occupied without causing direct or indirect harm to these protected trees, including through root damage, changes to soil levels, or future pressure for pruning or removal arising from the close relationship between the trees and the proposed dwellings. The proposal would therefore place the long-term health, retention and public amenity value of these trees at unacceptable risk. The development is therefore contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 2.4 of the Henfield Neighbourhood Plan (2017-2031).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Access Intervisibility	NONE	01.04.2026
Plans	Access Intervisibility	NONE	01.04.2026
Plans	Access Intervisibility Splays	NONE	01.04.2026
Plans	Additional Vehicle Tracking	NONE	01.04.2026
Plans	Additional Vehicle Tracking	NONE	01.04.2026
Supporting Statement	Transport Statement Addendum by Sarnlea Consulting Engineers dated March 2026	NONE	01.04.2026
Supporting Statement	Arboricultural Implications Assessment and Method Statement by Canopy Consultancy dated December 2025	25-1966-Report	11.02.2026
Plans	Tree Constraints Plan	25-1966-TCP-A	11.02.2026
Plans	Tree Protection Plan	25-1966-TPP	11.02.2026
Supporting Docs	Tree Specification	25-1966-TSS	11.02.2026
Site plan	Proposed Site Plan (In Colour)	C001 REVISION C	01.04.2026
Location plan	Site Location Drawing	LP REVISION C	01.04.2026
Site plan	Proposed Site Plan	001 REVISION J	01.04.2026
Elevation & Floor plan	Plot 01 Proposed Plans & Elevations	110 REVISION B	01.04.2026
Elevation & Floor plan	Plot 02 Proposed Plans & Elevations	111 REVISION B	01.04.2026
Elevation & Floor plan	Plot 03 Proposed Plans & Elevations	112 REVISION B	01.04.2026
Elevation & Floor plan	Plot 04 Proposed Plans & Elevations	113 REVISION B	01.04.2026
Elevation & Floor plan	Plot 05 Proposed Plans & Elevations	114 REVISION B	01.04.2026
Elevation & Floor plan	Plot 06 - Proposed Plans & Elevations	115 REVISION B	01.04.2026
Elevation & Floor plan	Plot 07 Proposed Plans & Elevations	116 REVISION B	01.04.2026
Elevation & Floor plan	Plot 08 Proposed Plans & Elevations	117 REVISION B	01.04.2026
Elevation & Floor plan	Plot 09 Proposed Plans & Elevations	118 REVISION B	01.04.2026
Supporting Statement	SUDs & Foul Drainage Assessment by GTA Civils & Transport Limited dated December 2025	13909	05.01.2026
Supporting Statement	Badger Survey by Arbtech dated 11th November 2025	NONE	05.01.2026

Supporting Statement	Preliminary Ecological Appraisal by Arbtech dated 1st October 2025	NONE	05.01.2026
Supporting Statement	Energy Statement by Pebble Energy dated December 2025	NONE	05.01.2026
Supporting Docs	Potential Schedule of Accommodation	25-P0315	05.01.2026

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: 07/05/2026

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>.