

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

Application Number: DC/25/2131

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

On behalf of: Chidhurst 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:

Demolition of existing buildings. Erection of four barn style detached dwellings with associated garages utilising existing access together with landscaping.

Greenacres Saucelands Lane Shipley West Sussex

as shown on Plan and Application Number DC/25/2131 submitted to the Council on 06/01/2026. 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 It has not been demonstrated to the satisfaction of the Local Planning Authority that the existing commercial floorspace is no longer needed and/or viable for employment use, contrary to Policy 9 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		000_01	18.12.2025
Site plan	Existing	000_02	18.12.2025
Block plan	Proposed	000_09	18.12.2025

Elevation & Floor plan	and cross section AA: Unit 1	1.00_01	18.12.2025
Elevation & Floor plan	and cross section AA: Unit 2	1.00_02	18.12.2025
Elevation & Floor plan	and cross section AA: Unit 3	1.00_03	18.12.2025
Elevation & Floor plan	and cross section AA: Unit 4	1.00_04	18.12.2025
Site plan	Proposed ground floor site plan	001_01	18.12.2025
Site plan	Proposed roof site plan	100_02	18.12.2025
Site plan	Proposed ground floor area 1	100_10	18.12.2025
Site plan	Proposed ground floor area 2	100_11	18.12.2025
Section plan	Existing site section AA	000_20	18.12.2025
Section plan	Existing site section BB	000_21	18.12.2025
Section plan	Existing site section CC	000_22	18.12.2025
Section plan	Proposed site section AA	200_01	18.12.2025
Section plan	Proposed site section BB	200_02	18.12.2025
Tree plan	Constraints	NONE	18.12.2025
Tree plan	Protection	NONE	18.12.2025
Plans	Viewpoint locations	RCo556/Fig01	18.12.2025
Plans	Viewpoint locations aerial	RCo556/Fig02	18.12.2025
Plans	Baseline habitat plan	1 REV 2	18.12.2025
Plans	Proposed habitat plan	2	18.12.2025
Plans		RCo555-01 REV 03	18.12.2025
Design & Access Statement		NONE	18.12.2025
Supporting Statement	Planning statement	NONE	18.12.2025
Supporting Statement	Covering letter	NONE	18.12.2025
Supporting Statement	Preliminary ecological appraisal	NONE	18.12.2025
Supporting Statement	BNG gain plan	NONE	18.12.2025
Supporting Statement	BNG Habitat maintenance management plan	NONE	18.12.2025
Supporting Statement	Great crested newt survey	NONE	18.12.2025
Supporting Statement	Bat emergence survey report	NONE	18.12.2025
Supporting Statement	Energy statement	NONE	18.12.2025
Supporting Statement	Preliminary contamination risk assessment	NONE	18.12.2025
Supporting Statement	Arboricultural impact assessment	NONE	18.12.2025
Supporting Statement	Heritage statement	NONE	18.12.2025
Supporting Statement	Transport report	NONE	18.12.2025
Supporting Statement	Market viability letter	NONE	18.12.2025
Supporting Statement	Landscape appraisal	NONE	18.12.2025
Supporting Docs	Area schedule	NONE	18.12.2025
Supporting Docs	BNG conditions assessment	NONE	18.12.2025

Supporting Docs	BNG metric	NONE	06.01.2026
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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: 08/05/2026

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>.