



Miss Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Application Number: DC/25/2100

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

On behalf of: Mr and Mrs Sharpe

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 self-build dwelling with associated landscaping

Land To The North of Warnham Lodge Farm Mayes Lane Warnham Horsham

as shown on Plan and Application Number DC/25/2100 submitted to the Council on 19/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development is within a countryside location outside of the built-up area boundary of any settlement on a site which has not been allocated for development within the Horsham District Planning Framework. Consequently, this scheme would be contrary to the overarching strategy and hierarchical approach on concentrating development within the main settlements. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The development would therefore be contrary to Policies 2, 3, 4, and 26 of the Horsham District Planning Framework (2015), the Warnham Neighbourhood Development Plan (2019) and the National Planning Policy Framework.
- 2 The development, by reason of its overall scale, the subdivision of the site and proposed landscaping, would be detrimental to the rural landscape character of the site and surrounding area. The development is therefore contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, most notably great crested newts, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 187 and 193 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		157-01	16.12.2025
Block plan	Proposed	157-02	16.12.2025
Supporting Statement	Tree Survey	26/01/06/NH	19.02.2026
Site plan	Existing	000	16.12.2025
Floor plan	Proposed	157-03	16.12.2025
Roof plan	Proposed	157-04	16.12.2025
Elevation plan	Proposed	157-05	16.12.2025
Elevation & Floor plan	Proposed Outbuildings	157-06	16.12.2025
Materials	Proposed	157-07	16.12.2025
Section plan	Proposed	157-08	16.12.2025
Design & Access Statement		NONE	16.12.2025
Plans	Proposed Landscape	0901 REV P02	19.02.2026
Supporting Statement	Preliminary Ecological Appraisal	RVS150625 REV 01	16.12.2025
Supporting Statement	Flood Risk Assessment and Outline Surface Water Drainage Strategy	73515 REV 1	16.12.2025
Supporting Statement	Landscape Design Strategy	LAR2518-LAN-REP-0310 REV P02	19.02.2026
Supporting Statement	Planning	NONE	16.12.2025

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: 16/04/2026

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>.