Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/24/1933

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

On behalf of: Mr Nic Bessent

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:

Outline application for the erection of 7No self-build dwellings with all matters reserved.

Delta Shoreham Road Small Dole West Sussex

as shown on Plan and Application Number DC/24/1933 submitted to the Council on 13/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would enable a residential use 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 or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. There are no material considerations which outweigh this harm, and the proposal represents unsustainable development, contrary to Policies 1, 2, 4, and 26 of the Horsham District Planning Framework (2015), Policy 1 of made Henfield Neighbourhood Plan (2021), and the National Planning Policy Framework.

2 The proposal would entail development extending beyond the defined settlement boundary into the countryside and would cause localised visual harm to the character and appearance of the area. The proposal is therefore contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015), and Policy 12(c) of the Henfield Neighbourhood Plan (2021).

3 The proposed development does not secure the necessary affordable housing provision as required by Policy 16 of the Horsham District Planning Framework (2015), which is equivalent to 35% affordable housing provision (4.55 units on-site, or 4 units on-site with an equivalent financial contribution of 0.55 in lieu of on-site provision). The proposal is therefore contrary to Policy 16(3) of the Horsham District Planning Framework (2015) and the Planning Obligations and Affordable Housing Supplementary Planning Document (2017).

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water neutrality report and water management plan	NONE	12.12.2024
Supporting Statement	Preliminary Ecological Assessment	NONE	12.12.2024
Supporting Statement	Reptile Survey Report and Reptile Mitigation Method Statement	NONE	12.12.2024
Location plan		2406DE_R3_003	13.01.2025
Block plan		2406DE_R3_7-13	13.01.2025
Supporting Statement	Biodiversity Net Gain Assessment	NONE	12.12.2024
Supporting Statement	Arboricultural Survey	NONE	12.12.2024
Supporting Statement	Planning	NONE	12.02.2025
Supporting Statement	BNG	NONE	18.12.2024

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: 10/03/2025

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.