Horsham District Council

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

Application Number: DC/25/0895

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

On behalf of: Mr J Chadwick HGN Homes 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:

Construction of detached dwelling and detached carport/garage building with vehicle access from Hampers Lane.

Cadrona Hampers Lane Storrington West Sussex

as shown on Plan and Application Number DC/25/0895 submitted to the Council on 29/05/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2025) 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 Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy 1 of the Storrington, Sullington, and Washington Neighbourhood Plan.

2 The proposed development, by virtue of its siting and the recent loss of established trees, would erode the verdant character and green infrastructure of the site, leading to the urbanisation of a currently landscaped and enclosed garden plot, and would also place undue pressure on the remaining trees of amenity value, causing harm to the character and appearance of the area, contrary to Policies 25, 31, and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Landscape	2206.012A	29.05.2025
Floor plan	Proposed Ground	2206.101B	29.05.2025
Supporting Docs	BNG Metric	NONE	29.05.2025

Floor plan	Proposed First	2206.102B	29.05.2025
Roof plan	Proposed	2206.103A	29.05.2025
Elevation plan	Proposed	2206.105A	29.05.2025
Elevation plan	Proposed	2206.106A	29.05.2025
Section plan	Proposed A-A	2206.007A	29.05.2025
Section plan	Proposed B-B	2206.108A	29.05.2025
Section plan	Proposed C-C	2206.109A	29.05.2025
Floor plan	Proposed Garage Ground	2206.151A	29.05.2025
Roof plan	Proposed Garage	2206.153A	29.05.2025
Elevation plan	Proposed Garage	2206.155A	29.05.2025
Section plan	Proposed Garage A-A	2206.157A	29.05.2025
Section plan	Proposed Garage B-B	2206.158A	29.05.2025
Supporting Docs	Appendix 1-3	NONE	29.05.2025
Supporting Docs	Water Neutrality Report	NONE	29.05.2025
Supporting Docs	Arboricultural Report	AIA/AMS06557/2025	29.05.2025
Supporting Statement	Planning, Design and Access	NONE	29.05.2025
Tree plan	Protection	CADRONA TPP 06557 / 2025	29.05.2025
Supporting Docs	BNG Report	NONE	29.05.2025
Supporting Docs	Ecological Appraisal Report	NONE	29.05.2025
Location plan		2206.001A	29.05.2025
Site plan	Existing	2206.002A	29.05.2025
Site plan	Proposed	2206.011B	29.05.2025

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: 08/08/2025

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.