Horsham District Council

Mrs Kay Collins
Solve Planning Ltd
Cheyenne House
West Street
Farnham
Surrey
GU9 7EQ

Application Number: DC/23/1777

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

On behalf of: Cygnature 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:

Erection of 5No. residential dwellings with associated access, car ports, and landscaping.

Land To The West of South Hill Farm Storrington Road Thakeham Pulborough

as shown on Plan and Application Number DC/23/1777 submitted to the Council on 26/10/2023. 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 (2023) 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).

2 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Sustainability and Energy by Bluesky Unlimited dated 11.09.2023	NONE	12.10.2023

Supporting Statement	Water Neutrality by Bluesky Unlimited dated 11.09.2023	NONE	26.10.2023
Plans	Landscape Masterplan	LLD2823-LAN-DWG-010 Rev 01	22.09.2023
Location plan	Site Location Plan Drawing	LP REV B	12.10.2023
Site plan	Proposed Site Plan Drawing	001 REV F	22.09.2023
Elevation & Floor plan	Plot 1 Proposed Plans & Elevations	010 REV A	22.09.2023
Elevation & Floor plan	Plot 2 Proposed Plans & Elevations	011 REV A	22.09.2023
Elevation & Floor plan	Plot 3 Proposed Plans & Elevations	012 REV A	22.09.2023
Elevation & Floor plan	Plot 4 Proposed Plans & Elevations	013 REV A	22.09.2023
Elevation & Floor plan	Plot 5 Proposed Plans & Elevations	014 REV A	22.09.2023
Site plan	Colour Site Plan Drawing	C001 REV B	22.09.2023
Supporting Statement	Transport Note by Magna Transport Planning Ltd dated July 2023	22/118/24A	22.09.2023
Supporting Statement	Preliminary Ecological Appraisal Report by aLyne Ecology Ltd dated 26.01.2023	001	22.09.2023
Supporting Statement	Landscape Design Strategy by Lizard Landscape Design and Ecology dated 01.09.23	LLD2823-LAN-REP-00	22.09.2023
Supporting Statement	Tree Survey and Report by Jonathan Rodwell dated January 2023	B/0413/22	22.09.2023
Supporting Statement	Flood Risk Assessment and Drainage Strategy by Judwaa Consulting dated 06.09.2023	NONE	22.09.2023
Supporting Statement	Archeological Desk Based Assessment by HCUK Group dated Januray 2023	8484A	22.09.2023

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: 15/05/2024

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.