



Mr Edward Seaman
ES Architecture Ltd
57 Chester Road
Watford
WD18 0RG

Application Number: DC/26/0230

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

On behalf of: Mr Mark Whitman Sculpture 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:

Change of Use from a mixed use ground floor pub and first floor 3 bedroom apartment to a 7 bedroom HMO.

Cherry Tree Inn Crawley Road Faygate West Sussex

as shown on Plan and Application Number DC/26/0230 submitted to the Council on 21/04/2026. 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 (2015) 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, 3, 4, and 26 of the Horsham District Planning Framework (2015), and the National Planning Policy Framework (2024).
- 2 The applicant has not demonstrated (by way of sustained marketing evidence) to the satisfaction of the Local Planning Authority that the existing public house is no longer viable to justify the proposed change of use. The proposal would therefore result in the permanent loss of an established public house, contrary to Policy 43 of the Horsham District Planning Framework (2015).
- 3 The proposed development, by reason of the intensity and nature of the residential use, the associated internal alterations required to facilitate a seven-bedroom HMO, and the introduction of domestic paraphernalia and activity, would fail to preserve the special architectural and historic interest of the Grade II listed building. The proposal would erode the building's historic plan form, fabric and longstanding public house function, and would harm its significance and rural setting through an incongruous and intensified form of residential occupation. The resulting harm to the designated heritage asset would be "less than substantial" (on the upper end of the scale) and is not outweighed by public benefits. The proposal therefore conflicts with Policy 34 of the Horsham District Planning Framework (2015) and National Planning Policy Framework (2024).

- 4 The proposed development, by reason of its siting immediately adjacent to the A264 Crawley Road, a dual carriageway subject to high traffic flows, and in the absence of a Noise Impact Assessment or appropriate mitigation measures, would fail to demonstrate that future occupiers would be afforded an acceptable standard of living conditions, particularly in respect of noise and environmental quality. As such, the proposal is contrary to Policy 33(2) of the Horsham District Planning Framework (2015).
- 5 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and their habitat, contrary to Policy 31 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		25/029_S0.1	21.04.2026
Supporting Statement	Planning and Heritage	NONE	21.04.2026
Floor plan	PROPOSED FIRST FLOOR PLAN	25/029_P2	10.02.2026
Elevation plan	PROPOSED FRONT AND SIDE ELEVATIONS	25/029_P3	10.02.2026
Floor plan	PROPOSED GROUND FLOOR PLAN	25/029_P1	10.02.2026
Elevation plan	PROPOSED BACK AND SIDE ELEVATIONS	25/029_P4	10.02.2026
Site plan	EXISTING SITE PLAN	25/029_S0	21.04.2026
Floor plan	EXISTING GROUND FLOOR PLAN	25/029_S1	10.02.2026
Floor plan	EXISTING FIRST FLOOR PLAN	25/029_S2	10.02.2026
Elevation plan	EXISTING FRONT AND SIDE ELEVATIONS	25/029_S3	10.02.2026
Elevation plan	EXISTING BACK AND SIDE ELEVATIONS	25/029_S4	10.02.2026

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: 16/06/2026

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>.