Horsham District Council

Mr Paul Harrison
1 Colesberg
26 Church Hill
Arnside
Cumbria
LA5 0DJ

Application Number: DC/24/0941

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

On behalf of: Mr and Mrs Brent Dowson

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:

Demolition of Waterside House and rear barn. Erection of replacement building to provide 10 no residential apartments.

Waterside House 17 Lower Street Pulborough West Sussex

as shown on Plan and Application Number DC/24/0941 submitted to the Council on 06/11/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The complete demolition of Waterside House would result in the loss of a non-designated heritage asset which would not be outwweighed by other material considerations. The proposal is therefore contrary to Policies 14, 32, 33 and 34 of the Horsham District Planning Framework (2015), Policy 15 of the regulation 16 Pulborough Neighbourhood Plan (2020) and the National Planning Policy Framework.

2 Insufficient information has been submitted to establish the protection of the ecological and biodiversity interests of the site and whether suitable mitigations or enhancements are necessary and achievable, contrary to Policy 31 of the Horsham District Planning Framework (2015).

3 It has not been demonstrated to the satisfaction of the Local Planning Authority, in the absence of a sufficient Flood Risk Assessment and Drainage Strategy, that the proposal would not result in an increased flood risk, such that there is uncertainty with regards to Flood management such that the proposal would be contrary to policy 38 of the Horsham District Planning Framework (2015).

4 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 193 and 194 of the National Planning Policy Framework (2024), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

5 The proposed development does not secure any necessary affordable housing provision as required by Policy 16 of the Horsham District Planning Framework (2015), which is equivalent to 20% affordable housing provision. The proposal is therefore contrary to Policy 16 of the Horsham District Planning Framework (2015) and the Planning Obligations and Affordable Housing Supplementary Planning Document (2017), as it has not been demonstrated how the affordable housing needs of the District would be met.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		2123/051 REV A	20.06.2024
Site plan		2123/001	20.06.2024
Plans	Topographical Survey	15/231/100	20.06.2024
Floor plan	Lower and Upper Ground, as existing	2123/002	20.06.2024
Floor plan	First, and Roof, as existing	2123/003	20.06.2024
Elevation plan	As existing	2123/004	20.06.2024
Floor plan	Lower Ground, as proposed	2123/005	20.06.2024
Floor plan	Upper Ground, as proposed	2123/006	20.06.2024
Floor plan	First, as proposed	2123/007	20.06.2024
Elevation plan	Front and Rear, as proposed	2123/008	20.06.2024
Elevation plan	Side, as proposed	2123/009	20.06.2024
Supporting Statement	Flood Risk Assessment	NONE	20.06.2024
Supporting Statement	Water Neutrality	NONE	20.06.2024
Supporting Statement	Transport	NONE	20.06.2024
Supporting Statement	Preliminary Ecological Appraisal	NONE	20.06.2024
Supporting Statement	Condition Report	NONE	20.06.2024
Design & Access Statement	Heritage	NONE	20.06.2024
Supporting Statement	HMMP	2404191-HMMP-1	06.11.2024
Roof plan	Proposed	2123/010	09.09.2024
Supporting Statement	BNG Assessment	none	09.09.2024
Supporting Statement	BNG Metric	none	09.09.2024

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: 25/02/2025

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.