



Mrs Van Tran Robinson
Blakdog Ltd
37 Broomfield Road
Chelmsford
Essex
CM1 1SY

Application Number: DC/26/0450

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

On behalf of: Van Tran Robinson - The Blossom Hound

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 'Building B' and erection of replacement accommodation comprising 2no. self-contained dwellings. Demolition of 'Building C' to form a self-contained caretakers lodge.

Carylls Faygate Lane Faygate West Sussex

as shown on Plan and Application Number DC/26/0450 submitted to the Council on 13/05/2026. 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 inappropriate 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 (2024) 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 The proposed replacement Building B, by reason of its design, scale and appearance, would fail to preserve or enhance the setting and significance of the non-designated heritage asset. The proposal would introduce an unsympathetic form of development that detracts from the historic character of the site, and insufficient public benefits have been demonstrated to outweigh this identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.
- 3 The proposed replacement Building B would be sited within the Root Protection Area of a Cedar tree (T1) which is subject to Tree Preservation Order TPO/1530. The proposal has failed to demonstrate that the required excavation and construction works can be undertaken without causing significant harm to this protected tree, including root severance likely to adversely affect its long-term health and structural stability. In the absence of adequate

justification or an alternative design that avoids the Root Protection Area, the proposal would result in unacceptable harm to an important landscape feature and is therefore contrary to Policies 25, 31 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Proposed	CCH-BC-PL-600 REV P02	13.05.2026
Supporting Statement	BNG Small Sites Metric Calculation Tool	NONE	07.04.2026
Supporting Statement	Pre and Post Development plan and maps	NONE	07.04.2026
Supporting Statement	BNG Plan	NONE	07.04.2026
Elevation plan	EXISTING ELEVATIONS AND GROUND FLOOR PLANS BUILDING B	CCH-BC-PL-503 P00	11.03.2026
Location plan	Existing	CCH-BC-PL-500 P02	13.05.2026
Site plan	EXISTING BUILDING B AND C	CCH-BC-PL-501 P00	11.03.2026
Floor plan	EXISTING GROUND FLOOR PLAN BUILDING B AND C	CCH-BC-PL-502 P00	11.03.2026
Elevation plan	EXISTING GROUND FLOOR AND EAST ELEVATION BUILDING B	CCH-BC-PL-504 P00	11.03.2026
Elevation plan	EXISTING GROUND FLOOR AND ELEVATIONS BUILDING C	CCH-BC-PL-505 P00	11.03.2026
Roof plan	EXISTING ROOF PLAN AND EAST ELEVATION BUILDING C	CCH-BC-PL-506 P00	11.03.2026
Site plan	PROPOSED SITE PLAN BUILDING B AND C	CCH-BC-PL-601 P00	11.03.2026
Elevation plan	PROPOSED GROUND FLOOR AND SOUTH AND NORTH ELEVATIONS BUILDING B	CCH-BC-PL-603 P00	11.03.2026
Elevation plan	EAST AND WEST ELEVATIONS BUILDING B	CCH-BC-PL-604 P00	11.03.2026
Roof plan	PROPOSED ROOF AND SITE PLANS BUILDING B	CCH-BC-PL-605 P00	11.03.2026
Floor plan	PROPOSED GROUND FLOOR AND MEZZANINE FLOOR PLANS BUILDING C	CCH-BC-PL-703 P00	11.03.2026
Roof plan	PROPOSED ROOF PLAN AND NORTH AND SOUTH ELEVATIONS BUILDING C	CCH-BC-PL-704 P00	11.03.2026
Elevation plan	PROPOSED EAST, WEST AND SECTION	CCH-BC-PL-705 P00	11.03.2026
Supporting Statement	ARBORICULTURAL IMPACT ASSESSMENT	GAC0035 - CARYLLS	11.03.2026

		COUNTRY HOUSE	
Supporting Statement	ENVIRONMENTAL CONSIDERATIONS	NONE	11.03.2026
Supporting Statement	FIRE	NONE	11.03.2026
Supporting Statement	FLOOD RISK ASSESSMENT	NONE	11.03.2026
Supporting Statement	HERITAGE	NONE	11.03.2026
Supporting Docs	PARKING PROVISION	NONE	11.03.2026
Photos	EXISTING SITE PHOTOGRAPHS	NONE	11.03.2026
Supporting Statement	SUSTAINABILITY AND WASTE	NONE	11.03.2026
Supporting Statement	BIODIVERSITY NET GAIN	NONE	13.05.2026
Design & Access Statement		NONE	11.03.2026

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: 08/07/2026

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>.