Horsham District Council

Miss Philippa Robinson
Savills
74 High Street
Sevenoaks
Kent
TN13 1JR

Application Number: DC/24/0021

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

On behalf of: Bellway Homes Ltd (Strategic Land)

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 existing buildings and the phased redevelopment of the site as a residential led development comprising 247 dwellings and flexible non-residential floorspace (Use Class E), with works to public right of way and associated landscaping, open space and infrastructure.

Thakeham Mushrooms Site, Storrington Road, Thakeham, Pulborough

as shown on Plan and Application Number DC/24/0021 submitted to the Council on 11/01/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The application site is in an unsustainable location for the quantum of development proposed, which is not appropriate to the scale and function of the settlement of Thakeham (Abingworth) which is classed a 'Smaller Village' with limited facilities, accessibility and services. Active travel infrastructure to sustainably support the proposed quantum of development in this location is not achievable given the proposed routes for active travel to a range of key amenities are not suitable or attractive for general everyday use in terms of usability, safety and personal security, such that occupiers of the development will have an unacceptably high reliance on motorised vehicles even for short journeys. The proposed development is therefore contrary to the national policy requirement to promote sustainable patterns of development as set out in NPPF paragraphs 108, 109, 114, 115, 116 and 128, and Policies 2, 3, 4, 26 & 40 of the Horsham District Planning Framework (2015).

2 It has not been demonstrated to the satisfaction of the Local Planning Authority, in consultation with the Local Highway Authority, that the development would not result in severe residual cumulative impacts specifically at the junctions of A24/A272 Buck Barn Crossroads, the A24/A283 Washington Roundabout, and the A283 Washington Road/Water Lane/Sullington Lane crossroads. The proposed development is therefore in conflict with paragraph 115 of the NPPF and Policy 40 of the Horsham District Planning Framework (2015).

3 The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the 35% of units required to be provided as affordable housing units or other obligations required to make the development acceptable. The

proposal is therefore contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Details Plan	DRAINAGE STRATEGY	2206671-D026 REV D	15.05.2024
Details Plan	DRAINAGE STRATEGY (SHEET 3)	2206671-D024 REV C	15.05.2024
Details Plan	DRAINAGE STRATEGY (SHEET 2)	2206671-D024 REV C	15.05.2024
Details Plan	DRAINAGE STRATEGY (SHEET 1)	2206671-D023 REV D	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E2 A	15.05.2024
Details Plan	ELEVATIONS : 3 STOREY	B6-3S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	AR-4B-2S-CT-E1	15.05.2024
Details Plan	ELEVATIONS	AR-4B-2S-CB-E2	15.05.2024
Details Plan	STREET SCENE 06	092203-BEL-ST-SS06 A	15.05.2024
Details Plan	STREET SCENE 05	092203-BEL-ST-SS05 A	15.05.2024
Details Plan	STREET SCENE 04	092203-BEL-ST-SS04 A	15.05.2024
Details Plan	STREET SCENE 03	092203-BEL-ST-SS03 A	15.05.2024
Details Plan	STREET SCENE 02	092203-BEL-ST-SS02 A	15.05.2024
Details Plan	STREET SCENE 01	092203-BEL-ST-SS01	15.05.2024
Details Plan	FLOOR PLANS	PI-3B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	HA-3B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	HI-3B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	CN-2B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	FC-4B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	FI-2B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	AR-4B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	CT-4B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	BA+3B-25S-P1	15.05.2024
Details Plan	FLOOR PLANS	BA-2B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	CR-2B-2S-P1	15.05.2024
Details Plan	BLOCK	092203-BEL-ST-08 REV B	15.05.2024
Details Plan	MATERIALS LAYOUT	092203-BEL-ST-	15.05.2024

		MATERIALS REV B	
Details Plan	PLANNING LAYOUT	092203-BEL-ST-01 REVB	15.05.2024
Details Plan	SUPPORTING PLANNING LAYOUT	092203-BEL-ST-02 REV B	15.05.2024
Details Plan	REFUSE STRATEGY LAYOUT	092203-BEL-ST-04 REV B	15.05.2024
Details Plan	PARKING LAYOUT	092203-BEL-ST-03 REV B	15.05.2024
Details Plan	TENURE LAYOUT	092203-BEL-ST-07 REV B	15.05.2024
Details Plan	STOREY HEIGHTS LAYOUT	092203-BEL-ST-06 REV B	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 6	B6-CB-P1 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 6	B6-CB-P2 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 6	B6-CB-P3 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 5	B6-CB-P1 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 5	B6-CB-P2 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 5	B6-CB-P3 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 4	B6-CB-P1 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 4	B6-CB-P2 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 4	B6-CB-P3 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 1	B1-CB-P2 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 3	B1-CB-P3 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 1	B1-CB-P1 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 2	B2-CB-P3 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 3	B3-CB-P1 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 1	B1-CB-P3 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 2	B2-CB-P1 A	15.05.2024
Details Plan	FLOOR PLANS: APARTMENT BLOCK 2	B2-CB-P2 A	15.05.2024

Details Plan	FLOOR PLANS: APARTMENT BLOCK 3	B3-CB-P2 A	15.05.2024
Details Plan	FLOOR PLANS	TI-3B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	WL-5B-2S-P1 A	15.05.2024
Details Plan	FLOOR PLANS	PW-3B-2S-P1	15.05.2024
Details Plan	FLOOR PLANS	RE-4B-2S-P1 A	15.05.2024
Details Plan	FLOOR PLANS	MW-3B-25S-P1	15.05.2024
Details Plan	FLOOR PLANS	PG-4B-2S-P1	15.05.2024
Details Plan	ELEVATIONS	AR-4B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	BA-2B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	CN-2B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	CT-4B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	FI-2B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	HA-3B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	HA-3B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	HI-3B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	PW-3B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	RE-4B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	T1-38-2S-CB-E1 A	15.05.2024
Details Plan	COLOURED MASTERPLAN	D3185-FAB-00-XX-DR-Y-104	15.05.2024
Details Plan	ILLUSTRATIVE MASTERPLAN	D3185-FAB-00-XX-DR-Y-106	15.05.2024
Details Plan	ELEVATIONS	WL-5B-2S-CW-E1 A	15.05.2024
Details Plan	ELEVATIONS	WL-5B-2S-CT-E1 A	15.05.2024
Details Plan	ELEVATIONS	TI-3B-2S-CT-E2	15.05.2024
Details Plan	ELEVATIONS	TI-3B-2S-CT-E1	15.05.2024
Details Plan	ELEVATIONS	T1-3B-2S-CB-E3 A	15.05.2024
Details Plan	ELEVATIONS	T1-3B-2S-CB-E2	15.05.2024
Details Plan	ELEVATIONS	RE-4B-2S-CT-E1	15.05.2024
Details Plan	ELEVATIONS	RE-4B-2S-CB-E2	15.05.2024
Details Plan	ELEVATIONS	RE-4B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	PW-3B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	P1-3B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	PG-4B-2S-CW-E2 A	15.05.2024
Details Plan	ELEVATIONS	PG-4B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	PG-4B-2S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	MW-3B-253-CB-E2	15.05.2024
Details Plan	ELEVATIONS	MW-3B-25S-CB-E1 A	15.05.2024
Details Plan	ELEVATIONS	HI-3B-2S-CT-E2	15.05.2024
Details Plan	ELEVATIONS	HI-3B-2S-CT-E1	15.05.2024

Details Plan	ELEVATIONS	HI-3B-2S-CB-E3	15.05.2024
Details Plan	ELEVATIONS	HI-3B-2S-CB-E2 A	15.05.2024
Details Plan	ELEVATIONS	HA-3B-2S-CT-E2	15.05.2024
Details Plan	ELEVATIONS	HA-3B-2S-CT-E1 A	15.05.2024
Details Plan	ELEVATIONS	HA-3B-2S-CB-E3	15.05.2024
Details Plan	ELEVATIONS	FI-2B-2S-CW-E2	15.05.2024
Details Plan	ELEVATIONS	FI-2B-2S-CB-E1	15.05.2024
Details Plan	ELEVATIONS	FC-4B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	FC-4B-2S-CB-E1	15.05.2024
Details Plan	ELEVATIONS	CT-4B-2S-CT-E1	15.05.2024
Details Plan	ELEVATIONS	CT-4B-2S-CB-E3	15.05.2024
Details Plan	ELEVATIONS	CT-4B-2S-CB-E2	15.05.2024
Details Plan	ELEVATIONS	CR-2B-2S-CT-E1	15.05.2024
Details Plan	ELEVATIONS	CR-2B-2S-CB-E1	15.05.2024
Details Plan	ELEVATIONS	CN-2B-2S-CW-E1	15.05.2024
Details Plan	ELEVATIONS	CN-2B-2S-CT-E1	15.05.2024
Details Plan	ELEVATIONS	CN-2B-2S-CB-E3	15.05.2024
Details Plan	ELEVATIONS	CN-2B-2S-CB-E2	15.05.2024
Details Plan	ELEVATIONS	BA+3B-25S-CT-E1	15.05.2024
Details Plan	TREE CONTRAINTS PLAN	2142-KC-XX-YTREE-TCP01	11.01.2024
Details Plan	TREE PROTECTION PLAN	2142-KC-XX-YTREE-TPP01, Rev A	11.01.2024
Details Plan	CARPORT 01 PLANS AND ELEVATIONS	092203-CP01	11.01.2024
Details Plan	CARPORT 02 PLANS AND ELEVATIONS	092203-CP02	11.01.2024
Details Plan	PLANT ROOM PLAN AND ELEVATIONS	092203-PR01	11.01.2024
Details Plan	SUBSTATION PLANS AND ELEVATIONS	092203-SUB01	11.01.2024
Details Plan	GARAGE 01 PLANS AND ELEVATIONS	GAR01-R1-CB	11.01.2024
Details Plan	GARAGE 01 PLANS AND ELEVATIONS	GAR01-R2-CB	11.01.2024
Details Plan	GARAGE 02 PLANS AND ELEVATIONS	GAR01-R3-CB	11.01.2024
Details Plan	ELEVATIONS, THE SADDLER	SA-2B-2SC-CB-E1	11.01.2024
Details Plan	FLOOR PLANS, THE SADDLER	SA-2B-2SC-P3	11.01.2024
Location Plan	FLOOR PLANS, THE SADDLER	2203-BEL-ST-05	11.01.2024

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: 31/07/2024

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.