Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
West Sussex
RH20 2AZ

Application Number: DC/25/0505

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

On behalf of: Sir John Ritblat Batcheller Monkhouse

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:

Conversion and extension of buildings to form a single dwelling

Wiltshires Farm Pickhurst Lane Pulborough West Sussex

as shown on Plan and Application Number DC/25/0505 submitted to the Council on 23/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development is located beyond a defined built-up area boundary, involving a site not allocated for development within the Horsham District Planning Framework (2015) or the Pulborough Neighbourhood Plan (2017-2031). The proposed development is not considered to represent an essential form of development to a countryside location and would be contrary to the overarching spatial strategy of the development plan outlined at Policies 2, 4 and 26 of the Horsham District Planning Framework (2015). The scheme is also contrary to the Pulborough Neighbourhood Plan (Policy 1: A Spatial Plan for the Parish) in that it results in a development beyond the built area boundary and does not conform with the Horsham District Planning Framework. The proposed development would also fail to accord with NPPF 84 c). Notwithstanding the absence of a five-year land housing supply and the provisions of the National Planning Policy Framework, there are deemed to be no material considerations which would sufficiently outweigh conflict with the above development plan policies in these regards. The proposal therefore fails to accord with Policies 2, 4, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015), Policy 1 and 15 of the Pulborough Neighbourhood Plan (2015-2031) and the NPPF 2024.

2 Insufficient information has been submitted to demonstrate the potential impact of the proposed development on statutory protected species. The proposal therefore fails to accord with Policy 31 of the Horsham District Planning Framework (2015) and paragraph 193 of the NPPF 2024.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date

Location plan		503/P01A	27.03.2025
Block plan	Existing	1503/P02A	27.03.2025
Block plan	Proposed	1503/P03A	27.03.2025
Site plan	Proposed	1503/P04C	27.03.2025
Floor plan	Proposed	1503/P05E	27.03.2025
Roof plan	Proposed	1503/P06	27.03.2025
Elevation plan	Proposed North and South	1503/P07C	27.03.2025
Elevation plan	Proposed East and West	1503/P08C	27.03.2025
Section plan	Proposed Section A-A	1503/P09A	27.03.2025
Section plan	Proposed B-B	1503/P10	27.03.2025
Supporting Statement	Planning	NONE	27.03.2025
Supporting Docs	Materials	1503/WFVMS01A	27.03.2025
Plans	Proposed Plant Room	1503/PRSE 01	27.03.2025
Supporting Statement	Water Neutrality	NONE	27.03.2025
Elevation plan	Existing	24007 E	27.03.2025
Floor plan	Existing	24007 G	27.03.2025
Roof plan	Existing	24007 R	27.03.2025
Site plan	Existing	24007	27.03.2025
Site plan	Site Analysis	1503/ESAP01A	27.03.2025
Supporting Statement	BNG Assessment and DHMMP	23-217	23.04.2025
Supporting Statement	Protected Species Walkover and Bat Assessment	23-217	27.03.2025
Supporting Statement	Arboricultural Impact and Preliminary Method	MDJAC-BS24117-AIAPMS-01	27.03.2025
Supporting Statement	BNG Metric Tool	NONE	23.04.2025
Supporting Statement	BNG Conditions Assessment	NONE	27.03.2025
Design & Access Statement		NONE	27.03.2025

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: 28/11/2025

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.