Horsham District Council

Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

Application Number: DC/24/0535

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

On behalf of: Mr Thomas and Abi Cullum

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:

Erection of 4No. semi-detached dwellings and 1No. detached dwelling together with upgraded access onto Furners Lane. Associated hard and soft landscaping works.

Land Adjacent To Cedar Cottage Furners Lane Henfield BN5 9HS

as shown on Plan and Application Number DC/24/0535 submitted to the Council on 11/06/2024. 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 Henfield Neighbourhood Plan (2017-2031). The proposed development, further, is not considered to represent an essential form of development to a countryside location, with the proposed development deemed contrary to the overarching spatial strategy of the development plan outlined at Policies 2 and 4 of the Horsham District Planning Framework (2015) and countryside protection policy contained within Policy 26 of the Horsham District Planning Framework (2015). The scheme is also contrary to the Henfield 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. 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 outweigh conflict with the above development plan policies in these regards. The proposal therefore fails to accord with Policies 2, 4 and 26 of the Horsham District Planning Framework (2015), Policy 1 of the Henfield Neighbourhood Plan (2017-2031) and the NPPF 2024.

2 Insufficient information has been submitted to demonstrate the potential impact of the proposed development on reptiles, a statutory protected species. The proposal therefore fails to accord with Policy 31 of the Horsham District Planning Framework (2015), Policy 10 of the Henfield Neighbourhood Plan (2021) and paragraph 193 of the NPPF 2024.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received

			Date
Location & Block plan	Location & Block Plans - As Proposed	PL.01 E	09.09.2025
Elevation & Floor plan	Plot 3 Plans & Elevations - As Proposed	PL.05	05.04.2024
Plans	TOPOGRAPHIC SURVEY	TOPOGRAPHIC SURVEY	05.04.2024
Elevation & Floor plan	Plot 1 & 2 Plans & Elevations - As Proposed	PL.04 A	29.01.2025
Site plan	Site Plan - As Proposed	PL.02 E	30.09.2024
Elevation & Floor plan	Plot 3 & 4 Plans & Elevations - As Proposed	PL.03 A	30.09.2024

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: 26/09/2025

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.