Horsham District Council

Mr Mark Thomas
S&C Slatter
Stephen's Yard
Newbury
RG20 0HA

Application Number: DC/24/1997

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

On behalf of: Mr Andy New, Southwater Ghyll CIO

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:

Construction of a New Football 3G Artificial Turf Pitch (3G ATP) with Fencing, Floodlighting, Associated Hard and Soft Landscaping Works, SuDS and Infrastructure.

The Ghyll, Pevensey Road, Southwater, West Sussex

as shown on Plan and Application Number DC/24/1997 submitted to the Council on 07/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposal would have an unacceptable impact on neighbour amenity by reason of noise and disturbance and through the loss of an informal sports area, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015) and Policy 7.1 of the Southwater Neighbourhood Plan (2019-2031).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block Plan	0013 REV .08	16.05.2025
Site plan	Site Plan Sheet 2	0014 REV .07	16.05.2025
Site plan		0015 REV .06	16.05.2025
Layout plan	Pitch Layout	D21-004 Rev.02	07.05.2025
Details plan	D21-004-DWG-E03-00 Typical Details - Impermeable membrane (Tanking)	D21-004-DWG-E03-00 Typical Details - Impermeable membrane (Tanking)	25.03.2025
Location plan	Location Plan	011 REV 03	07.01.2025
Supporting Docs	Proposed Site Image Sheet 1	0031	23.12.2024
Supporting Docs	Proposed Site Image Sheet 2	0032	23.12.2024

Supporting Docs	Proposed Site Image Sheet 3	0033	23.12.2024
Supporting Docs	Proposed Site Image Sheet 4	0034	23.12.2024
Plans	Proposed flood lighting	HLS9531, REV 1	23.12.2024
Elevation plan	Fence Elevations	0021	23.12.2024
Elevation plan	Fence Sections Sheet 1	0023	23.12.2024
Elevation plan	Fence Sections Sheet 2	0024	23.12.2024
Elevation plan	Fence Sections Sheet 3	0025	23.12.2024
Supporting Docs	Arboriculture Impact Assessment	JSL4644_770	16.05.2025
Supporting Docs	Biodiversity Net Gain Assessment	794-ENV-ECO-21849	16.05.2025
Supporting Docs	Biodiversity Net Gain Assessment	Statutory Biodiversity Metric Calculation Tool	16.05.2025
Supporting Docs	ECHOREFLECT ACOUSTIC SCREENING	SPC-ACOU-002B	23.12.2024
Supporting Docs	HABITIAT MANAGEMENT AND MONITORING PLAN	D21-004 The Ghyll HMMP statement_241219.pdf D21-004	23.12.2024
Supporting Docs	Hedge/Scrub and Shrubs Schedule	Table 3 - Hedge Scrub and Shrubs Schedule.pdf HEDGE/SCRUB AND SHRUBS SCHEDULE	23.12.2024
Supporting Docs	Lighting Details	hls9531 rev 1 report.pdf Lighting Details	23.12.2024
Supporting Docs	LIGHTING IMPACT REPORT AND OVERSPILL READINGS: 9531	The Ghyll Southwater - impact-assessment 91.pdf LIGHTING IMPACT REPORT AND OVERSPILL READINGS	23.12.2024
Supporting Docs	NOISE IMPACT ASSESSMENT: 9838/PJW	9838 The Ghyll West Sussex - 2nd Issue.pdf NOISE IMPACT ASSESSMENT: 9838/PJW	23.12.2024
Supporting Docs		PRELIMINARY ECOLOGICAL APPRAISAL 794-ENV-ECO-21849, REV A	23.12.2024
Supporting Docs		SITE INVESTIGATION REPORT: R-SI-23064-01-00	23.12.2024

Supporting Docs		R-D21-004-001-02-SWS - Surface Water Strategy.pdf Surface Water Strategy	07.05.2025
Supporting Docs		37123-HYD-XX-XX-RP-TP-4002 P01 Part 1 of 2.pdf Transport Statement Addendum	14.03.2025
Tree plan		UAW3363_A A0 (1).pdf UAW3363_A	16.05.2025
Supporting Docs		Water Neutrality - Water Demand	02.06.2025
Supporting Docs		WATER NEUTRALITY STATEMENT: D21-004	23.12.2024
Supporting Docs		Water usage - Showers and Toilets	04.06.2025
Supporting Docs		D21-004 The Ghyll water neutrality statement_250609.pdf Water Neutrality Statement	09.06.2025

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: 21/07/2025

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.