Horsham District Council

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Application Number: DC/25/0566

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

On behalf of: Steve Davies

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:

Extensions and alterations to existing building to provide 'Fishery Managers' dwellinghouse.

Wood Reeves Mill Lane Lower Beeding West Sussex

as shown on Plan and Application Number DC/25/0566 submitted to the Council on 15/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be sited within an unsustainable 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. Further, it has not been demonstrated that the development would be 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 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, contrary to Policy 31 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

3 The development is situated within the Southern tip of the Minepits Wood Ancient replanted Woodland. The development would directly impact on and create future pressure for works within the Ancient Woodland. There are no wholly exceptional circumstances to outweigh the impact on ancient woodland and no details of mitigation or compensation have been provided. The proposal is therefore contrary to Policy 31 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 & Block plan	Existing and Proposed	2407WO_R0_000	04.04.2025
Elevation & Floor plan	Existing	2407WO_R0_100	04.04.2025
Elevation & Floor plan	Proposed	2407WO_R0_200	04.04.2025
Design & Access Statement		NONE	04.04.2025
Supporting Statement	Preliminary Ecological Appraisal and Roost Assessment	NONE	15.04.2025
Supporting Statement	Needs Appraisal	KCC3739 NA Oct 24 Draft	15.04.2025

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: 08/12/2025

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.