Horsham District Council

Mr Ben Kirk
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

Application Number: DC/25/0781

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

On behalf of: Mr S Tingey DSC Henfield Ltd

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:

Removal of modern agricultural building and replacement with 4 new-build residential dwellings with associated landscape works.

Swains Farm Brighton Road Henfield West Sussex

as shown on Plan and Application Number DC/25/0781 submitted to the Council on 06/06/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed 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. Furthermore, the proposed development is not 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) and Policy 1 of the Henfield Neighbourhood Plan (2021).

2 The proposal would entail a scale, design and form of development which fails to reflect the rural character of the site and surrounding area, appearing unduly suburban and representing an incongruous form of development which would fail to preserve the character and appearance of this relatively open rural location. The proposal therefore represents an inappropriate form of development that would be contrary to policies 25, 32 and 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Henfield Neighbouhood Plan (2021).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	09.05.2025

Location plan		2308SW_2025_000	09.05.2025
Supporting Statement	Noise Impact Assessment	NONE	09.05.2025
Site plan	Proposed Habitat Plan	NONE	09.05.2025
Site plan	Site Habitat Plan	NONE	09.05.2025
Supporting Statement	Water Neutrality Report and Water Management Plan	NONE	09.05.2025
Block plan	Approved	2308SW_2025_001	09.05.2025
Block plan	Proposed	2308SW_2025_P002	09.05.2025
Site plan	Proposed	2308SW_2025_P003	09.05.2025
Site plan	Proposed	2308SW_2025_P004	09.05.2025
Floor plan	Existing ground	2308SW_2025_100	09.05.2025
Elevation plan	Existing North and South	2308SW_2025_102	09.05.2025
Elevation plan	Existing East and West	2308SW_2025_103	09.05.2025
Floor plan	Approved Ground Building A	2308SW_2025_104	09.05.2025
Elevation plan	Approved	2308SW_2025_105	09.05.2025
Floor plan	Proposed Ground and First	2308SW_2025_P200	09.05.2025
Elevation plan	Proposed	2308SW_2025_P201	09.05.2025
Materials	and Proposed Bike and Bin Store	2308SW_2025_900	09.05.2025
Supporting Statement	Ecological Impact Assessment	GS319.SwainsFarm.EclA REV 2	09.05.2025
Supporting Statement	HMMP	NONE	06.06.2025
Supporting Statement	HMMP - Companion Document	NONE	06.06.2025

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: 08/04/2026

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.