Planning appeal for planning application DC/25/0895

Submitted to the Planning Inspectorate on 13 November 2025

Before you start

Local planning authority	Horsham
Planning application type	Full planning
Planning decision	Refused
Decision date	08 August 2025

Your contact details

Was the planning application made in your name?	No, I'm acting on behalf of the appellant
Appeal made on behalf of	Mr J Chadwick HGN Homes Ltd
Your contact details	Nikolas Antoniou [redacted]

The appeal site

Appeal site address	Cadrona Hampers Lane Storrington West Sussex RH20 3EX
Do you own the land involved in the appeal?	You own none of the land involved in the appeal
Telling the landowners	I've told all the landowners about my appeal I've done this within the last 21 days I used a copy of the form in annexe 2A or 2B
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land

Is the appeal site part of an agricultural holding?	No
Visible from a public road	No The Inspector will need to enter the site to appreciate the proposal in context
Health and safety issues	No

Deciding your appeal

How would you prefer us to decide your appeal?	Written Representation

Your planning application

Planning application form	Application form.pdf
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Planning application number	DC/25/0895
Is the description of development on your application form still correct?	Yes
Plans, drawings and supporting documents	2206 001A Existing Location Plan at A3.pdf 2206 002A Existing Site Plan at A3.pdf 2206 011B Proposed Site Plan at A3.pdf 2206 012A Proposed Landscape Plan.pdf 2206 101B Proposed Gnd Floor Plan at A3.pdf 2206 102B Proposed 1st Floor Plan at A3.pdf 2206 103A Proposed Roof Plan at A3.pdf 2206 105A Proposed Elevations SE at A3.pdf 2206 106A Proposed Elevations NW at A3.pdf 2206 107A Proposed Section A A at A3.pdf 2206 108A Proposed Section B B at A3.pdf 2206 109A Proposed Section C C at A3.pdf 2206 151A Proposed Garage Gnd Floor Plan at A3.pdf 2206 153A Proposed Garage Roof Plan at A3.pdf 2206 155A Proposed Garage Elevations at A3.pdf

	2206 157A Proposed Garage Section A A at A3.pdf 2206 158A Proposed Garage Section B B at A3.pdf C2350 Water Neutrality Report_P2.pdf Cadrona AIA AMS 06557 2025 BS5837.pdf Cadrona TPP 06557 2025.pdf CIL Form 1.pdf DAS Appendix NJA 1 Cowfold Lodge Cottage Appeal Decision.pdf DAS Appendix NJA 2 Marlpost Meadows Appeal Decision.pdf DAS Appendix NJA 3 Wappingthorn Lodge Appeal Decision.pdf WEc RH20 Cadrona Storrington PEA Report March 2025.pdf WEc_RH20_Cadrona Storrington_BNG Report v2 March 2025.pdf
Design and access statement submitted with application	Yes
Design and access statement	Cadrona DAS May 2025.pdf
Decision letter	Decision Notice .pdf

Your appeal

Appeal statement	Statement of Case November 2025.pdf
Any plans or drawings to support your appeal	No
Do you plan to submit a planning obligation to support your appeal?	No
Any documents to support your appeal	Yes
Supporting documents	1135-LA-P-01 REV A P1 LANDSCAPE STRATEGY PROPOSALS PLAN.pdf Appeal Covering Letter.pdf Cadrona AIA AMS 06557 2025 0.2 Nov 2025.pdf Cadrona Duckworths TPP 06557 2025 0.2 Nov 2025.pdf Duckworths Appeal CADRONA 06845 2025 0.2 - Nov 2025.pdf HDC AMR 2023_24 Chapter 3 Housing published 30 April 2025.pdf HDC AMR 2023_24 Executive Summary published 30 April 2025.pdf HDC Housing Delivery Test Action Plan April 2025.pdf HDC Shaping Development in Horsham District Planning Advice Note.pdf Statement of Case Appeal Appendix NJA 1 Cadrona Appeal Decision Notice DC 22 2195.pdf

Statement of Case Appeal Appendix NJA 2 Thornhill Stables Appeal Decision.pdf

Statement of Case Appeal Appendix NJA 3 Potters Field Committee Report.pdf

Statement of Case Appeal Appendix NJA 4 SDNPA Authority Comments DC 22 2195.pdf

Statement of Case Appeal Appendix NJA 5 Arboricultural Officer Comments DC 25 0895 .pdf