Horsham District Council

Mrs Tracey Dixon
TaDPlanning Ltd
51 Bayham Road
Tunbridge Wells
TN2 5HU

Application Number: DC/24/1888

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

On behalf of: Mr John Elliott - Tymaric Properties 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:

Outline application for the erection of 2 no. detached dwelling houses and garages with all matters reserved except access.

Land Parcel at 518801 120405 Mill Lane Partridge Green West Sussex

as shown on Plan and Application Number DC/24/1888 submitted to the Council on 12/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would fail to reflect the pattern of surrounding built form and would represent a visually harmful encroachment into the open countryside. The development would detract from the informal rural character of the site and surroundings, therefore failing to protect, conserve or enhance the landscape character and intrinsic qualities of the countryside setting. The development would therefore result in harm to the landscape character and visual amenities of the site and surrounding area, contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Ecological Assessment	J24-021534_P2 REV A	05.12.2024
Supporting Docs	Planning, Design and Access Statement	NONE	05.12.2024
Supporting Docs	Technical Note	24242 REV A	05.12.2024
Site plan	Existing and Proposed and Block Plan	(10)100 REV B	14.02.2025
Layout plan	Proposed Site	(11)100 REV A	05.12.2024
Supporting Docs	Landscape Visual Impact Assessment	NONE	05.12.2024

Supporting Docs	Water Neutrality Report	C3403 REV P2	05.12.2024
Supporting Docs	Heritage Impact Statement	DGC22438	05.12.2024

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: 15/10/2025

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.