Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/24/0724

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

On behalf of: Ms E Lee

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:

Demolition of existing outbuildings and siting of log cabin style dwelling.

Berts Farm Pickhurst Lane Pulborough West Sussex

as shown on Plan and Application Number DC/24/0724 submitted to the Council on 08/05/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development is within a countryside location outside of the built-up area boundary of any settlement on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. Consequently, this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The proposed development would therefore be contrary to policies 2, 3, 4, and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework 2023.

2 The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the required offsetting required to ensure the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3 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 Paragraph 180 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		Water Neutrality Report	08.05.2024
Design & Access Statement		Existing Fittings Survey	08.05.2024
Site plan	Existing photos	EX-01	08.05.2024
Location & Block plan		LB-01	08.05.2024
Location & Block plan	Proposed	LB-02	08.05.2024
Elevation & Floor plan	Proposed	PL-01	08.05.2024
Site plan	Proposed	PL-02	08.05.2024
Supporting Statement	Existing Fittings Survey	NONE	08.05.2024
Supporting Statement	Water Neutrality Report	NONE	08.05.2024

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: 03/07/2024

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.