Horsham District Council

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

Application Number: DC/25/1001

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

On behalf of: Mr A Goodman

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:

Erection of 3 no dwellinghouses with associated landscaping and parking.

Fairfield Stud Guildford Road Broadbridge Heath West Sussex

as shown on Plan and Application Number DC/25/1001 submitted to the Council on 01/07/2025. 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 inappropriate 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 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).

2 The proposed development, due to the scale and spread of development across the site, would formalise the rural character of the countryside location, appearing out of character and intrusive when set against the informal and rustic characteristics of the immediate locality. The proposal would therefore fail to protect, conserve and enhance the landscape character of the area, and would result in unacceptable harm to the character and appearance of the area, contrary to Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Details plan	Drainage Strategy Southern Site	102 REV PL1	18.09.2025
Details plan	Drainage Strategy Northern Site	101 REV P1	18.09.2025
Layout plan	Impermeable Areas Plan Southern Site	402 REV P1	18.09.2025

Layout plan	Impermeable Areas Plan Northern Site	401 REV P1	18.09.2025
Supporting Statement	SuDS and Drainage Report by cgs civils dated 21.08.2025	C3462 Rev P1	18.09.2025
Supporting Statement	Flood Risk Assessment by cgs civils dated 08.09.2025	C3462	08.09.2025
Layout plan	Site Access	13301_100 Rev P1	13.08.2025
Layout plan	Refuse and Fire Vehicle Tracking	13301_2200 Rev P2	13.08.2025
Layout plan	Private Car Vehicle Tracking	13301_2201 Rev P1	13.08.2025
Section plan	Plot 1 Proposed Dwelling Outline Section	PL01 05	17.06.2025
Location plan	Proposed Location Plan	L01	17.06.2025
Site plan	Proposed Site Plan	SP02 REV G	17.06.2025
Elevation & Floor plan	Plot 1 Proposed Dwelling Floor Plans & Elevations	PL1 X01 REV C	17.06.2025
Elevation & Floor plan	Plot 1 Proposed Garage Floor Plan, Roof Plan & Elevations	PL1 G01 REV B	17.06.2025
Section plan	Plot 2 Proposed Dwelling Outline Sections	PL2 05 REV A	17.06.2025
Elevation & Floor plan	Plot 2 Proposed Garage Floor Plan, Roof Plan & Elevations	PL2 G01	17.06.2025
Elevation & Floor plan	Plot 2 Proposed Dwelling Floor Plans & Elevations	PL2 X01 REV B	17.06.2025
Section plan	Plot 3 Proposed Dwelling Outline Sections	PL3 05 REV A	17.06.2025
Elevation & Floor plan	Plot 3 Proposed Garage Floor Plan, Roof Plan & Elevations	PL03 G01	17.06.2025
Elevation & Floor plan	Plot 3 Proposed Dwelling Floor Plans & Elevations	PL3 X01 REV A	17.06.2025
Site plan	Existing Site Plan	SP01	17.06.2025
Supporting Statement	Transport Statement by gta Civils & Transport dated April 2025	13301	06.08.2025
Supporting Statement	Preliminary Ecological Appraisal by Arun Ecology dated 13.05.2025	D-GOO-001-001-001	17.06.2025
Supporting Statement	GCN Survey Report by Arun Ecology dated May 2025	D-GOO-001-002-001	17.06.2025
Supporting Statement	Heritage Report by Chilcroft Heritage Planning dated February 2025	NONE	17.06.2025
Layout plan	Landscape Layout	RCo543 / 01 Revision 04	15.10.2025
Supporting Docs	Landscape Statement by Ramsay & Co Landscape Architecture dated 15.10.2025	NONE Revision 00	15.10.2025

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: 12/11/2025

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.