

N Griffin
Inception Planning Limited
Quatro House
Frimley Road
Camberley
GU16 7ER

Application Number: DC/26/0451

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

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 two dwellings following demolition of existing storage building with all matters reserved except access.

Helford Barn Sincox Lane Shipley Horsham

as shown on Plan and Application Number DC/26/0451 submitted to the Council on 12/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would be located in 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 a Made Neighbourhood Plan. The development would therefore be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements which would not be essential to its countryside location, and would result in the unjustified loss of a potentially viable employment asset, undermining the sustainable growth and vitality of the local rural economy. There are no material considerations which outweigh this harm, and the proposal therefore represents unsustainable development contrary to Policies 1, 2, 3, 9, and 26 of the Horsham District Planning Framework (2015), Policy HD1 of the Shipley Neighbourhood Plan, and the National Planning Policy Framework (2024).

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Location plan		PL-01 A	12.03.2026
Block plan	EXISTING AND PROPOSED	PL-02 C	12.03.2026
Design & Access Statement		NONE	12.03.2026
Floor plan	EXISTING	PL-02 A	12.03.2026
Elevation plan	EXISTING	PL-03 A	12.03.2026
Supporting Statement	PLANNING	NONE	12.03.2026

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: 02/07/2026

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>.