Horsham District Council

Graham Middle
L M Associated Ltd
6 Clocktower House
Lewes Road
Lindfield
West Sussex
RH16 2LH

Application Number: DC/25/1044

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

On behalf of: Mr and Mrs Pyzer

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 4no. detached four bedroom houses with double garages and on-site parking.

Land Adjoining Nuthurst Street Nuthurst West Sussex

as shown on Plan and Application Number DC/25/1044 submitted to the Council on 26/09/2025. 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. Consequently, this scheme would be contrary to the overarching strategy and hierarchical approach on 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), the Nuthurst Parish Neighbourhood Plan (2015) and the National Planning Policy Framework.

2 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and paragraph 193 of the NPPF.

3 The development, by reason of its overall scale, suburbanising effect and the loss of existing planting and hedgerows, would result in significant adverse landscape harm. The scheme would erode the established landscape character and the transition from the semi-rural setting to the wider countryside and result in harm to the setting of neighbouring listed buildings. The proposal is therefore contrary to Policy 25, 32, 33 and 34 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		16213.SP01	11.07.2025
Supporting Statement	BNG Credits document	NONE	12.09.2025
Site plan	Proposed	1623.SP01 REV A	03.07.2025
Layout plan	Site	1623.P02 REV A	03.07.2025
Elevation & Floor plan	Proposed - House type O1 and O2	1623.P01 REV A	03.07.2025
Plans	Site Section	1623.P03 REV A	03.07.2025
Plans	Drainage layout	1623.P04 REV A	03.07.2025
Plans	Topographic Site Survey	1623.P05 REV A	03.07.2025
Supporting Statement	Arboricultural Survey	TSR 01	10.06.2025
Supporting Statement	BNG Assessment	NONE REV 1	10.06.2025
Design & Access Statement		GRM/1623	10.06.2025
Supporting Statement	Drainage	GRM/1623	10.06.2025
Supporting Statement	Preliminary Ecological Appraisal	NONE REV 1	10.06.2025
Supporting Statement	planning	GRM/1623	10.06.2025
Supporting Statement	Sustainable Energy	GRM/1623.CO1	10.06.2025
Layout plan	Proposed Drainage	1623.P04	03.07.2025
Supporting Docs	Cover letter	GRM/zyf/1623/B01	03.07.2025
Supporting Docs	BNG Metric	NONE	26.09.2025
Supporting Statement	Heritage	GRM/1623.CO1	03.07.2025

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: 16/12/2025

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.