

Mr Alban Henderson
Squires Planning
2-3 Dorcan Business Village
Murdock Road
Swindon
Wiltshire
SN3 5HY

Application Number: DC/26/0594

**Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015
Town & Country Planning (Permission in Principle) Order 2017 (as amended)**

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby
REFUSE:

**Permission in Principle for the erection of a residential development of between a minimum
1no. and a maximum of 5no. dwellings.**

Location: Land To The North West of Lyons Farm Estate Lyons Road Slinfold West Sussex

as shown on Plan and Application Number DC/26/0594 submitted to the Council on 16/04/2026.

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 unsustainable 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 2, 3, 4, 26 and 27 of the Horsham District Planning Framework (2015).
- 2 The proposed development, by reason of the site's susceptibility to surface water flooding and the absence of a site-specific Flood Risk Assessment and satisfactory drainage strategy, fails to demonstrate that the development would be safe for its lifetime or that it would not increase flood risk elsewhere. The residential land use would therefore be contrary to Policy 38 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	31.03.2026
Supporting Statement	Planning	0097 REV 3	31.03.2026

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: 21/05/2026

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>.