Horsham District Council

Miss Jenna Lai
CPC Planning Consultants
Units 5, Clovelly Business Park
Clovelly Road
Southbourne
PO10 8PE

Application Number: DC/23/1909

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

On behalf of: Punch Partnerships (PML) Limited

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 2No. semi-detached dwellings (Use C3) with access from Marches Road, associated parking and landscaping, on land adjacent to public house, including creation of new vehicular access to the public house, reconfiguration of delivery bay, beer garden, and car park of public house.

The Owl Dorking Road Kingsfold West Sussex

as shown on Plan and Application Number DC/23/1909 submitted to the Council on 05/12/2023. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 It has not been satisfied that the proposal would result in safe vehicle access and egress onto the A24 contrary to Policy 40 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	23.3413.112 Rev P3	05.12.2023
Location & Block plan	Block Plan Location Plan	23.3413.114 Rev P1	16.10.2023
Site plan	Existing Site Layout	23.3413.110 Rev P1	16.10.2023
Site plan	Proposed Site Layout	23.3413.111 Rev P11	03.05.2024
Floor plan	Proposed Plans	23.3413.103 Rev P2	16.10.2023
Elevation plan	Existing Context Elevation Proposed Context Elevation	23.3413.115 Rev P2	16.10.2023
Supporting Statement	Transport Statement by Transport	NONE Rev A	05.12.2023

	Planning Associates dated October 2023		
Supporting Statement	Technical Note: Water Neutrality Statement by Stuart Michael Associates dated 04.12.2023	NONE 04	17.04.2024
Supporting Docs	Technical Note by Transport Planning Associates dated February 2024	2303-041/TN/02	23.02.2024
Supporting Docs	Technical Note by Transport Planning Associates dated July 2024	2303-041/TN/03A	12.07.2024
Supporting Docs	Technical Note by Transport Planning Associates dated January 2024	2303-041/TN/01	16.01.2024
Supporting Docs	Surface Water Drainage Statement by BP Civils dated 13 June 2024	D2238 Rev 3.0	14.06.2024
Supporting Docs	Ecology Statement	NONE	17.04.2024

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: 10/09/2024

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.