



**Horsham
District
Council**

Mr Simon Ranger
The Warren
Horsham Road
Handcross
Haywards Heath
West Sussex
RH17 6DX

Application Number: DC/26/0782

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015
TOWN & COUNTRY PLANNING (Permission in Principle) (Amendment) Order 2017

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:

Permission in Principle for a minimum and maximum of 7no. dwellings (including 4 flats above replacement garages, 3 dwellings on land off Handford Way, and to replace 2 existing dwellings (one on the site of the existing summer house outbuilding), and Estate Office extension to create up to 600 sq m of Class E floorspace.)

The Warren Horsham Road Handcross Haywards Heath

as shown on Plan and Application Number DC/26/0782 submitted to the Council on 04/05/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would be located beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3 and 26 of the Horsham District Planning Framework (2015), Policies 2 and 18 of the Lower Beeding Neighbourhood Plan and the provisions of the National Planning Policy Framework (2026).
- 2 The development, and particularly the three dwellings on land off Handford Way and the dwelling associated with the Summer House, would introduce additional built form, domestic activity and associated urbanising features into a woodland setting, eroding the area's rural character, tranquillity and landscape quality. The proposal would therefore fail to conserve and enhance the natural beauty of the High Weald National Landscape. The proposal is therefore contrary to Policies 25, 26, 30 and 31 of the Horsham District Planning Framework (2015), Policies 1, 2 and 3 of the Lower Beeding Neighbourhood Plan, the objectives of the High Weald National Landscape Management Plan, and the National Planning Policy Framework (2026).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan	PIP Application Site Plan		04.05.2026
Location plan	Location Plan		04.05.2026

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: 01/09/2026

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>.

