Horsham District Council

Mr Rob Gifford Vob Schiller
5 Secretarys Lane
Gibralter
GX11 1AA

Application Number: DC/25/0003

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

On behalf of: Mr Mrs James Thorns

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 demolition of existing stables building and erection of a single dwelling on the footprint

Winstons Farm Muttons Lane Ashington Pulborough

as shown on Plan and Application Number DC/25/0003 submitted to the Council on 03/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would enable a residential use 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 or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. There are no material considerations which outweigh this harm, and the proposal represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015), Policy ASH1 of made Ashington Neighbourhood Plan (2021), and the National Planning Policy Framework (2024).

2 The applicant has not provided the necessary legal undertaking to secure the mitigations to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site. In the absence of the mechanism to secure the necessary mitigations, the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species). The proposal is therefore contrary Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality Statement		11.02.2025
Location & Site plan	Location/Site Plan		23.12.2024
Supporting Statement	Planning Statement		23.12.2024

Elevation plan	Indicative House Type 1		23.12.2024
Elevation plan	Indicative House Type 2		23.12.2024

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: 12/03/2025

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission in principle for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 26 weeks of the date of the decision notice and only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.planningportal.gov.uk/pcs.