Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/26/1138

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

On behalf of: Ms J Linton

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 a chalet style self-build dwelling with associated access from New Road and driveway/car parking.

Land Adjacent To 1 Woodcot New Road Billingshurst West Sussex

as shown on Plan and Application Number DC/26/1138 submitted to the Council on 15/07/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The site is located outside of any settlement boundary and has not been allocated for development. The proposal would not promote sustainable patterns of movement, with the location remote from existing settlements, creating a dependency on private vehicles which would not provide a genuine choice of transport modes for residents and visitors. The proposal therefore fails to accord with Policies 2, 3, 4, 26 and 40 of the Horsham District Planning Framework (2015), Policy BILL1 of the Billingshurst Neighbourhood Plan, and Policies TR3 and CC2 of the National Planning Policy Framework (2026). There are deemed to be no material considerations which would outweigh conflict with the above development plan and National Planning Policy Framework policies in these regards.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location & Block Plan	FE01 REV B	15.07.2026
Floor plan	Proposed Floor Plans	FE02 REV A	15.07.2026
Elevation plan	Proposed Elevations	FE03 REV A	15.07.2026
Tree plan	Tree Protection Plan	SHT-2 of 1	15.07.2026
Tree plan	Tree Survey	SHT-1 of 1	15.07.2026

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: 09/11/2026

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.