Horsham District Council

Ms Debra Higginbotham
SLR Consulting Ltd.
Mountbatten House
Grosvenor Square
Southampton
SO15 2JU

Application Number: DC/26/0355

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

On behalf of: Star Build Ltd.

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:

Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.

Land To The Rear of The Copse, Worthing Road, Horsham, West Sussex

as shown on Plan and Application Number DC/26/0355 submitted to the Council on 12/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would be located outside of the Built Up Area Boundary of Southwater on a site not allocated for development within the Horsham District Planning Framework, the emerging Horsham District Local Plan, or the adopted Southwater Neighbourhood Plan. The provision of 23 homes in this location would therefore represent inappropriate development in the countryside contrary to Policies 2, 4 and 26 of the Horsham District Planning Framework, Policy 14 of the emerging Horsham District Local Plan and does not demonstrate the exceptional circumstances required by Policy S5 of the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	ROOT PROTECTION PLAN-INDICATIVE	12449/2101	12.10.2026
Plans	HT01 (Plots 01 & 12) - PLANS, ELEVATIONS & SECTION: FL25-2301- 099	FL-2301-99	10.08.2026
Plans		FL-2301-065 REV C	10.08.2026
Location plan		FL25-2301-050	12.03.2026
Site plan	Proposed	FL25-2301-055 REV M	10.08.2026

Site plan	Proposed Coloured	FL25-2301-056 REV D	10.08.2026
Plans	Proposed Street Scenes	FL25-2301-080 REV B	10.08.2026
Plans	Proposed Street Scenes	FL25-2301-081 REV B	10.08.2026
Supporting Docs	Development Schedule	FL25-2301-055M	03.11.2026
Plans	Building Heights	FL25-2301-060 REV D	10.08.2026
Plans	Building Mix	FL25-2301-061 REV D	10.08.2026
Plans	Parking Strategy	FL25-2301-062 REV D	10.08.2026
Plans	Tenure	FL25-2301-063 REV D	10.08.2026
Plans	Refuse Strategy	FL25-2301-064 REV D	10.08.2026
Photos	4 x CGI Images	FL25-2301 1-4	26.02.2026
Supporting Docs	BNG Metric Calculation Tool	NONE	26.02.2026
Supporting Statement	Ecological Impact Assessment	LLD3554-ECO-REP-001-00-EcIA REV 01	26.02.2026
Supporting Statement	BNG	LLD3554-ECO-REP-002-00-BNG	26.02.2026
Plans	Landscape Master	LLD3554-LAN-DWG-010 REV 04	10.08.2026
Supporting Statement	Landscape and Visual Appraisal	LLD3554-LPL-REP-001 REV 01	26.02.2026
Supporting Statement	Draft Habitat Management and Monitoring Plan	NONE	02.07.2026
Supporting Docs	Part G Water Calculation	NONE	26.02.2026
Supporting Statement	Noise Impact Assessment	RFE-0690-25-01-02	26.02.2026
Supporting Statement	Air Quality Assessment	RFE-0690-25-02-02 AQ	26.02.2026
Supporting Statement	Energy, Climate Change and Sustainability	NONE	26.02.2026
Supporting Statement	Planning Inc Affordable Housing	433.066607.00001	26.02.2026
Photos	Montage	NONE	26.02.2026
Supporting Statement	Lighting Design & Impact Assessment	416.066462.00001 REV 01	26.02.2026
Supporting Statement	Transport	31276 REV P02	26.02.2026
Supporting Statement	Travel Plan	31276 REV P02	26.02.2026
Supporting Statement	Flood Risk	31276/2 REV 3	26.02.2026
Supporting Statement	Hydrogeological Appraisal	24250588	26.02.2026

Supporting Statement	Phase 1 Desktop Study and Preliminary Risk Assessment	4444-23 PI REV 4	26.02.2026
Supporting Statement	Landscape Design Strategy	LLD3554-LAN-REP-010 REV 01	26.02.2026
Plans	Proposed Plans, Elevations and Sections HT07 - Plots 21 & 22	FL -2301- 130 REV A	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT01 - Plots 01, 12 & 23	FL -2301- 100 REV A	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT02 - Plots 02 & 03	FL -2301- 105 REV A	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT03 - Plots 04 & 05	FL -2301- 110	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT04 - Plots 06, 07 & 08	FL -2301- 115 REV B	23.06.2026
Plans	Proposed Plans, Elevations and Sections HT05 - Plots 09 & 10	FL -2301- 120	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT05 - Plots 18 & 19	FL -2301- 121 REV A	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT06 - Plot 11	FL -2301- 125 REV A	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT06 - Plots 17 & 20	FL -2301- 126 REV A	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT08 - Plot 13	FL -2301- 135	10.08.2026
Plans	Proposed Plans, Elevations and Sections HT09 - Plots 14 -16	FL -2301- 140	12.03.2026
Plans	Proposed Plans, Elevations and Sections Double Garage - Plots 02,03,04 & 05	FL -2301- 200	10.08.2026
Plans	Proposed Bike Store - 4 Bikes	FL -2301-125	10.08.2026

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: 10/11/2026

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.