Horsham District Council

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Application Number: DC/25/1909

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

On behalf of: Fowlers Land and New Homes

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:

Demolition of existing storage unit and erection of 2no. detached dwellings, associated private gardens, parking and landscaping.

Land Adjoining Nos 2 and 3 Townhouse Cottages Coolham Road Thakeham Pulborough

as shown on Plan and Application Number DC/25/1909 submitted to the Council on 27/11/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	LOC01 Rev P03	20.11.2025
Block plan	Block Plan	BLOCK 01 Rev P01	20.11.2025
Site plan	Proposed Site Plan	PL01 Revision P05	20.11.2025
Elevation & Floor plan	Proposed Plans & Elevations	PL02 Revision P02	20.11.2025
Elevation & Floor plan	Proposed Carport Floor Plans & Elevations	PL03 Revision P01	20.11.2025
Section plan	Proposed Site Sections	PL04 Revision P01	20.11.2025
Plans	Existing Topographical Survey	25011-02-T-E 1 of 2 Rev B	27.11.2025

Plans	Existing Street View	25011-02-T-E-GA 2 of 2 REV A	27.11.2025
Supporting Statement	Ecological Appraisal by Essential Ecology dated November 2025	ESEC/25005/01/v1 .0	20.11.2025
Tree plan	Tree Retention and Protection Plan	LLD3468-ARB-DWG-020 Rev 00	20.11.2025
Supporting Statement	Arboricultural Impact Assessment and Method Statement by Lizard Landscape Design and Ecology dated 23.10.25	LLD3468-ARB-REP-001	20.11.2025
Supporting Statement	Existing Tree Schedule by Lizard Landscape Design and Ecology dated 22.10.2025	LLD3468-ARB-SCH-001 Revision 1	20.11.2025
Supporting Statement	Drainage Strategy by Motion dated 19.11.2025	1ectha/2501051 REV C	20.11.2025

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: 12/03/2026

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.