

Appeal 6016791

Submitted on 24 September 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	21 May 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Alan Gearing
Contact details	alban henderson Squires Planning
What is your phone number?	
What is the address of the appeal site?	Land To The North West of Lyons Farm Estate Lyons Road Slinfold West Sussex RH13 0QP
What is the area of the appeal site?	0.25 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0594
Was your application for a major or minor development?	Other

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Residential development of up to 5 new homes
Did the local planning authority change the description of development?	No
Summarise why you are appealing	RfR 1 does not apply the assessment expected by NPPF 2024 11d). There is no officer report associated with the LPA decision. The Council cannot demonstrate a five-year housing land supply but there is no evidence of any consideration of relevant material considerations or the weight assigned to them. The decision simply ignores paragraph 11d) NPPF 2024, and ignores the contribution of up to five dwellings, and the site's relationship with existing/permitted development including the nearby 141 unit retirement complex and its intended relationship with Lyons Road. In respect of RfR2, the Council validated and determined the application without requesting a site-specific FRA. The whole site is in Flood Zone 1. The Flood Map for Planning shows, in the worst-case scenario, surface water flooding to be less than 150mm, with a small area of 300mm maximum depth alongside the northern boundary. The scale of development is capable of being accommodated on the site in collaboration with appropriate flood mitigation measures. Layout, design and any necessary flood mitigation provisions can be addressed at the technical details consent stage, and should not be determinative at the permission in principle stage. There is no reasonable doubt that development of up to 5 new dwellings could be accommodated at the site in accordance with NPPF F5(2). Subject to site layout, design and suitable mitigation measures, there is no evidence to suggest the development would put future occupants at unacceptable risk or would result in an increase in surface water flooding and flood risk elsewhere.
Have there been any significant changes that would affect the application?	National policy changes NPPF2026 released 17th August 2026
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form

[260331 Application Form permission in principle.pdf \(/document/76b9319d-bc96-4f7f-b829-c6972a13c967\)](#)

Did you submit an environmental statement with the application?

No

Decision letter

[260521 Refusal Notice.pdf \(/document/638eb476-bb59-4342-8d62-31837ce6460b\)](#)

Do you have a planning obligation to support your appeal?

No

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Do you want to apply for an award of appeal costs?

No