Horsham District Council

Paul Carnell
ECE Planning
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

Application Number: DC/24/1699

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

On behalf of: Mr Sam Oliver, Croudace Homes Limited

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:

Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments and associated landscaping.

Land at 518724 118628 Bines Road, Partridge Green, West Sussex

as shown on Plan and Application Number DC/24/1699 submitted to the Council on 07/11/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework (2024), thus 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 & Species).

2 The proposed development has not been accompanied by a completed s106 Legal Agreement, thereby does not secure the 45% of units required to be provided as affordable housing units or other obligations required to make the development acceptable. The proposal is therefore contrary to Policies 16 and 39 of the Horsham District Planning Framework (2015), as it has not been demonstrated how the infrastructure needs of the development would be met.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Energy Statement	APPENDIX 3	31.10.2024
Supporting Docs	Great Crested Newt Report	NONE	31.10.2024
Supporting Docs	Minerals Resource Assessment	NONE	31.10.2024

Supporting Docs	ARBORICULTURAL IMPACT ASSESSMENT	NONE	31.10.2024
Supporting Docs	BAT ACTIVITY SURVEY	NONE	31.10.2024
Supporting Docs	BREEDING BIRD SURVEY	NONE	31.10.2024
Supporting Docs	CONDITION ASSESSMENT AND UPDATE WALKOVER	NONE	31.10.2024
Supporting Docs	ECOLOGICAL IMPACT ASSESSMENT	NONE	31.10.2024
Supporting Docs	REPTILE SURVEY REPORT	NONE	31.10.2024
Supporting Docs	STATEMENT OF COMMUNITY INVOLVEMENT	NONE	31.10.2024
Supporting Docs	Utilities	APPENDIX A	31.10.2024
Supporting Docs	Utilities	APPENDIX B	31.10.2024
Supporting Docs	Utilities	APPENDIX D	31.10.2024
Supporting Docs	Air Quality Assessment	12785A REV V1	31.10.2024
Supporting Docs	Arboricultural Impact Assessment	NONE	31.10.2024
Supporting Docs	Archaeological Desk Based Assessment	NONE	31.10.2024
Supporting Docs	Heritage Impact Assessment	HER-00516 REV V2	31.10.2024
Supporting Docs	Transport Assessment	093.0004/TA/3	31.10.2024
Supporting Docs	Transport Assessment Appendix 1	NONE	31.10.2024
Supporting Docs	Transport Assessment Appendix 3	NONE	31.10.2024
Supporting Docs	Travel Plan	093.0004/TP/2	31.10.2024
Supporting Docs	Addendum Transport Assessment	N/a	06.06.2025
Supporting Docs	Planning Statement	NONE	31.10.2024
Plans	Habitat Baseline Map	NONE	31.10.2024
Plans	Lighting	3321-DFL-ELG-XX-LD-EO-13001	31.10.2024
Supporting Docs	Lighting Report	3321-DFL-ELG-XX-LD-EO-13002-S3-P01	31.10.2024
Supporting Docs	Lighting Report	3321-DFL-ELG-XX-LD-EO-13003-S3-P01	31.10.2024
Supporting Docs	Lighting Strategy	33213321-DFL-ELG-XX-RP-EO-13001 REV P02	31.10.2024
Supporting Docs	Landscape and Visual Impact Assessment	CSA/5573/03	31.10.2024
Plans	Landscape Strategy	CSA/5573/105 REV I	06.06.2025
Location plan		PL01	31.10.2024
Layout plan	Proposed Site	PL-02 REV P5	06.06.2025
Elevation & Floor plan	Proposed - Plots - 40, 41, 47, 48,	PL-20 REV P2	18.03.2025

	49, 50, 55, 56, 58, 59, 89, 90		
Elevation & Floor plan	Proposed - Plots - 30, 31, 60, 61	PL-21 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 42, 43, 44, 45	PL-22 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 32, 33, 79, 80	PL-23 REV P2	18/03/2025
Elevation & Floor plan	Proposed - Plots - 57	PL-24 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 22, 23, 81, 82, 91, 92	PL-25 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 51	PL-26 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 20, 21, 77, 78	PL-27 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 4, 5	PL-28 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 100	PL-29 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 74, 75, 76	PL-30 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 25, 26, 38, 39, 70, 71, 93, 94	PL-31 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 52, 53, 95, 96, 98, 99	PL-32 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 68, 69	PL-33 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 54, 62, 63, 84, 97	PL-34 REV P2	18.03.2025
Elevation & Floor plan	Proposed - Plots - 27, 29, 87	PL-35 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 02, 03, 06, 07, 10, 11, 72, 73	PL-36 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 24, 36, 37, 65	PL-37 REV P2	18.03.2025
Elevation & Floor plan	Proposed - Plots - 08, 12, 28, 101	PL-38 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 01, 09, 64, 67, 83, 85, 88	PL-39 REV P1	31.10.2024
Elevation & Floor plan	Proposed - Plots - 66, 86	PL-40 REV P2	18.03.2025
Elevation & Floor plan	Proposed Apartments - Flats 1-6 - Plots - 13, 14, 15, 16, 17, 18, 19	PL-41 REV P2	18.03.2025
Elevation & Floor plan	Proposed Garge and Outbuildings - Plots - 01, 09, 64, 67, 83, 85, 88	PL-42 Rev P1	18.03.2025
Elevation & Floor plan	Proposed Floor Plans and Elevations Chalet Bungalow	PL-43 Rev A	18.03.2025
Plans	Street Scene Sheet 01	PL-50	31.10.2024
Plans	Street Scene Sheet 02	PL-51	31.10.2024
Plans	Street Scene Sheet 03	PL-52	31.10.2024
Plans	Street Scene Sheet 04	PL-53	31.10.2024
Plans	Street Scene Sheet 05	PL-54	31.10.2024
Plans	Street Scene Sheet 06	PL-55	31.10.2024
Design & Access Statement		PARTS 1-4	31.10.2024
Supporting Docs	BNG Metric	NONE	31.10.2024
Supporting Docs	Energy Strategy	ST.H.RH13-0 REV	31.10.2024

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Supporting Docs	Flood Risk Assessment	PARTS 1-5	31.10.2024
Supporting Docs	Water Neutrality Statement	NONE	31.10.2024
Supporting Docs	Utilities Appraisal Report	332611433-UT-RP-0001	31.10.2024
Supporting Docs	Housing Need Statement	NONE REV 03	31.10.2024
Supporting Docs	Appendix 1	LS7420 V3	31.10.2024
Supporting Docs	Appendix 2	LS7420 V3	31.10.2024
Supporting Docs	Appendix 3	LS7420 V3	31.10.2024
Supporting Docs	Appendix 4	LS7420 V3	31.10.2024
Supporting Docs	Appendix 5	LS7420 V3	31.10.2024
Supporting Docs	Appendix 6	LS7420 V3	31.10.2024
Supporting Docs	Appendix 7	LS7420 V3	31.10.2024
Supporting Docs	Appendix 8	LS7420 V3	31.10.2024
Supporting Docs	Appendix 9	LS7420 V3	31.10.2024

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: 29/08/2025

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.