

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/25/1954

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

On behalf of: Mr Derek McCulloch

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:

Removal of existing barn building and erection of 5no. detached single storey self-build/custom build dwellings with associated works.

1 Hilltop Cottages The Mount Ifield West Sussex

as shown on Plan and Application Number DC/25/1954 submitted to the Council on 18/12/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would enable a residential use within a countryside location outside of the built-up area boundary of any settlement, on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The development would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements and is not essential to its countryside location. There are no material considerations which outweigh this harm, and the proposal represents unsustainable development contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015), Policy RUS1 of the Rusper Neighbourhood Plan (2021) and the National Planning Policy Framework (2024).
- 2 The spread of built form within a countryside location would result in an unsympathetic form of development that is not characteristic of the rural locality with its loose pattern of development. In terms of quantum of development, the proposal would be visually incongruous with the dwellings within the locality. Given the harm arising from the proposal, the development would be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015), and Policy RUS3 of the Rusper Neighbourhood Plan (2021).
- 3 It has not been demonstrated to the satisfaction of the Local Planning Authority that the occupiers of the proposed development would not be adversely affected by aircraft and commercial noise. Due to the siting of the proposed development, there is therefore the potential to result in a poor-quality living environment, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		2503HI_R0_000	27.11.2025
Block plan	Existing And Topographical Survey	2503HI_R0_001	27.11.2025
Block plan	Proposed	2503HI_R0_002	27.11.2025
Block plan	Proposed	2503HI_R0_400	27.11.2025
Floor plan	Proposed Plot 1	2503HI_R0_200	27.11.2025
Elevation plan	Proposed Plot 1	2503HI_R0_201	27.11.2025
Floor plan	Proposed Plot 2	2503HI_R0_202	27.11.2025
Elevation plan	Proposed Plot 2	2503HI_R0_203	27.11.2025
Floor plan	Proposed Plot 3	2503HI_R0_204	27.11.2025
Elevation plan	Proposed Plot 3	2503HI_R0_205	27.11.2025
Floor plan	Proposed Plot 4	2503HI_R0_206	27.11.2025
Elevation plan	Proposed Plot 4	2503HI_R0_207	27.11.2025
Floor plan	Proposed Plot 5	2503HI_R0_208	27.11.2025
Elevation plan	Proposed Plot 5	2503HI_R0_209	27.11.2025
Supporting Statement	PEA	NONE REV 2	27.11.2025
Supporting Statement	Noise Impact Assessment	794/MME/1HilltopCottages/NIA	27.11.2025
Supporting Statement	Great Crested Newt eDNA Sampling	NONE REV 2	27.11.2025
Elevation plan	Existing Left and Right	J002501/ PL 04	18.12.2025
Elevation plan	Existing Front and Rear	J002501/ PL 03	18.12.2025
Floor plan	Existing	J002501/PL 02	18.12.2025
Supporting Statement	Planning	P-017a	18.12.2025
Design & Access Statement		NONE	18.12.2025

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: 03/07/2026

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>.