Horsham District Council

Katherine Munro
Savills
74 High Street
Sevenoaks
Kent
TN13 1JR

Application Number: DC/24/1196

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

On behalf of: A2Dominion Developments 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:

Erection of 30No. residential units with associated landscaping, public open space, earthworks, drainage, access and all other associated infrastructure.

Land South of Bax Close, Storrington, Horsham

as shown on Plan and Application Number DC/24/1196 submitted to the Council on 07/08/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Impact upon landscape and visual character, including the impact upon important trees and the setting of the South Downs National Park.

2 Water Neutrality has not been demonstrated to the satisfaction of members.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	LP 01 A	07.08.2024
Site plan	Coloured Site Layout	CSL 02 Rev B3	31.03.2025
Plans	Soft Landscaping Proposals (North)	P22 2065 EN 0001 G 0001	01.04.2025
Plans	Soft Landscaping Proposals (South)	P22 3065 EN 0001 G 0002	01.04.2025
Plans	Soft Landscaping Proposals (Combined)	P22 3065 EN 0001 G 0003	01.04.2025
Plans	Reptile Mitigation Area and Proposed Offsite BNG	6815/BNG 2b	08.08.2025
Plans	Pre Development Habitat Measurements	6815/ BNG 1a	08.08.2025
Plans	Habitat Features Plan	13394/P14	07.08.2024
Plans	Refuse Layout Plan	A2D0 200612 RL01	10.04.2025

		Rev D	
Plans	Dwelling Boundary Materials Layout	A2D0 200612 DBML.01 Rev D	10.04.2025
Plans	Elevation Plans - Plots 1, 2 and 5	A2D0 200612 HT 4HB1 2E Rev A	21.02.2025
Plans	Elevation Plans - Plots 10 and 11	A2D0 200612 P10 P11 Rev A	21.02.2025
Plans	Elevation Plans - Plots 12 and 13	A2D0 200612 P12 P13 Rev A	21.02.2025
Plans	Elevation Plans - Plots 14 and 15	A2D0 200612 P14 P15 Rev A	21.02.2025
Plans	Elevation Plans - Plots 16 and 17	A2D0 200612 P16 P17 Rev A	21.02.2025
Plans	Elevation Plans - Plots 19 and 20	A2D0 200612 P19 P20 E Rev A	21.02.2025
Plans	Elevation Plans - Plots 23 and 24	A2D0 200612 P23 P24 E Rev A	21.02.2025
Plans	Elevation Plans - Plots 26 and 27	A2D0 200612 P26 P27 E Rev A	21.02.2025
Plans	Elevation Plans - Plots 28 and 29	A2D0 200612 P28 P29 E Rev A	21.02.2025
Plans	Elevations - House Type 4BH4 (Plots 3 and 4)	A2D0 200612 HT 4HB1 E Rev A	21.02.2025
Plans	Elevations - House Type 4BH1 - Option 1 (Plots 6 and 25)	A2D0 200612 HT 4HB1 1 E Rev A	21.02.2025
Plans	Floor Plans - House Type 4Bh1 (Plots 1, 2, 5, 6 and 25)	A2D0 200612 HT 4Bh1 P Rev A	21.02.2025
Plans	Floor Plans - Plots 10 and 11	A2D0 200612 P10 P11 E Rev A	21.02.2025
Plans	Floor Plans - Plots 14 and 15	A2D0 200612 P14 P15 E Rev A	21.02.2025
Plans	Floor Plans - Plots 14 and 15	A2D0 200612 P16 P17 E Rev A	21.02.2025
Plans	Foor Plans - Plots 19 and 20	A2D0 200612 P19 P20 Rev A	21.02.2025
Plans	Floor Plans - Plots 21 and 22	A2D0 200612 P21 P22 Rev A	21.02.2025
Plans	Floor Plans - Plots 26 and 27	A2D0 200612 P26 P27 Rev A	21.02.2025
Plans	Floor Plans - Plots 28 and 29	A2D0 200612 P28 P29 Rev A	21.02.2025
Plans	Floor Plans - House Type 4Bh4 (Plots 3 and 4)	A2D0 200612 4HB4 Rev A	21.02.2025
Plans	Floor Plans - Plots 12 and 13	A2D0 200612 P12 P13 Rev A	21.02.2025
Plans	Floor and Elevation Plans - House Type 3BH12 Detached, Variation A (Plot 18)	A2D0 200612 HT 3BH12 DET A Rev A	21.02.2025
Plans		A2D0 200612 HT 3BH12 DET Rev A	21.02.2025
Plans	Elevation Plans - Plots 23 and 24	A2D0 200612 P23	22.04.0202

		P24 E Rev A	
Plans	Floor and Elevation Plans - House Type 2BH1, End Terrace Option 2 (Plots 8 and 9)	A2D0 200612 HT 2BH1 END PE Rev A	07.08.2024
Plans	Floor and Elevation Plans - House Type 3BH12, Detached - Variation A (Plot 18)	A2D0 200612 HT 3BH12 DET A Rev A	07.08.2024
Plans	Floor and Elevation Plans - House Type 3BH12, Detached (Plots 7 and 30)	A2D0 200612 HT 3BH12 DET PE Rev A	07.08.2024
Supporting Statement	Accommodation Schedule	A2D0200612	21.02.2025
Supporting Statement	Air Quality Assessment	J10 13076A 10 1 F2	07.08.2024
Supporting Statement	Arboricultural Impact Assessment	13394 R05 JP	07.08.2024
Supporting Statement	Arboricultural Note	R06a	15.04.2025
Supporting Statement	BNG Metric	NONE	08.08.2025
Supporting Statement	Ecological Assessment	13394 R03a NJ CW	07.08.2024
Supporting Statement	Energy and Sustainability Statement	NONE	07.08.2024
Supporting Statement	Environmental Noise Assessment Report	P2347-XX-XX-RP-Y-001 P03	07.08.2024
Supporting Statement	Flood Risk Assessment and Drainage Strategy	ISSUE 1 Rev 1	07.08.2024
Supporting Statement	Framework Travel Plan	2006-011 FTP 01	07.08.2024
Supporting Statement	Phase 1 and 2 Geo-Environmental Assessment	UK23.6683 ISSUE 1	07.08.2024
Supporting Statement	Heritage and Archaeology Statement	473736 Version 02	22.08.2025
Supporting Statement	Invertebrate Survey	NONE	20.12.2024
Supporting Statement	Landscape and Visual Impact Assessment	R005B 2021	07.08.2024
Supporting Statement	MoRPH Condition Assessments	NONE	06.12.2024
Supporting Statement	MoRPH PRO MAP DATA	NONE	06.12.2024
Supporting Statement	Odour Assessment	J10 13076C 10 F2	31.03.2025
Supporting Statement	Planning and Affordable Housing Statement	NONE	07.08.2024
Supporting Statement	Reptile Mitigation Method Statement	NONE	06.12.2024
Supporting Statement	Response Letter to Ecological Consultations (BNG and Species)	NONE	06.12.2024
Supporting Statement	Response Letter to Environmental Health (Noise)	P2347 SOL XX X XX RP Y 002 P01	06.12.2024
Supporting Statement	Response Letter to Lead Local Flood Authority	NA/2869 R0	06.12.2024
Supporting Statement	Response Letter to Place Services (Landscape)	NONE	06.12.2024
Supporting Statement	Response Letter to Natural England Comments	NONE	05.08.2025
Supporting Statement	Shadow Habitat Regulations Assessment	13394 R04 NJ SC MJ RC	08.11.2024
Supporting Statement	Transport Statement	2006-011 TS 01	08.11.2024
Supporting Statement	Water Neutrality Potential Retrofitting Scheme, Technical Note 06	TSWC 004 TN06 Rev A	21.02.2025

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: 22/08/2025

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.