



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/21/0512

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

On behalf of: Rayford Tower LLP

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 Parish Hall /attached dwelling and outbuildings. Construction of four detached dwellings with carpports and relocation of vehicle access.

Woodmancote Parish Hall Brighton Road Woodmancote Henfield

as shown on Plan and Application Number DC/21/0512 submitted to the Council on 03/03/2021. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development is 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 a Neighbourhood Plan. The site lies in an unsustainable location where future occupants of the development would be reliant on use of private motor vehicles for access to day to day services and facilities. The Council is able to demonstrate a 5 year housing land supply and consequently this scheme would be contrary to the overarching strategy and hierarchical approach of concentrating development within the main settlements. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The proposed development would therefore be contrary to Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015).
- 2 The proposed development would be of a quantum and scale of development that would result in overdevelopment of the site, with the scale, bulk and massing of the proposed dwellings resulting in a dominant and intrusive addition within the street scene. The development would fail to make reference to the historic character and vernacular that defines and reinforces the ambience and visual amenity of the rural area and would result in inappropriate development that would be uncharacteristic of the rural character and informal ambience of the locality. The proposal would not therefore reflect or reinforce the landscape character of the area, and would subsequently fail to protect, and/or conserve, and/or enhance the landscape character and visual quality of the countryside setting, contrary to Policies 25, 26, 32, and 33 of the Horsham District Planning Framework (2015).

- 3 The proposal would result in the complete loss of a non-designated heritage asset and it has not been demonstrated to the satisfaction of the Local Planning Authority that the benefits arising from the development would outweigh this loss. The development is thereby considered to be contrary to Policy 34 of the Horsham District Planning Framework and paragraphs 192 and 197 of the NPPF.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		19104-P-001 REV A	03.03.2021
Site plan	Proposed	19104-P-006 REV A	03.03.2021
Elevation plan	Proposed	19104-P-009 REV B	03.03.2021
Floor plan	Proposed Ground Floor, First Floor and Roof Plan	19104-P-008 REV B	03.03.2021
Details plan	Proposed Site Elevations	19104-P-007 REV B	03.03.2021

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.**

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.



Barbara Childs
Director of Place

Date: 02/06/2021

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>.