



Ms Shelley Jones
Rural Solutions Ltd
Canalside House
Brewery Lane
Skipton
BD23 1DR

Application Number: DC/21/1474

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

On behalf of: Ms Thea Paraskevaides Rural Solutions 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:

Demolition of existing barn and stables building. Erection of a new dwelling, retention of existing access with hard and soft landscaping works.

Coobewick House Mobile Home London Road Ashington Pulborough

as shown on Plan and Application Number DC/21/1474 submitted to the Council on 23/06/2021. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed dwelling would be located outside of a defined built-up area boundary in an unsustainable location where future occupiers are likely to prove highly dependent upon the use of the private car. The creation of a market dwelling, further, could not be termed a form of essential development to this countryside location. The proposed development, therefore, would be in conflict with the overarching spatial strategy of the development plan as set out within Policies 2, 3, 4 and 40 of the Horsham District Planning Framework (2015) in addition to the provisions of the development plan in respect of countryside protection at Policy 26 of the Horsham District Planning Framework (2015). Notwithstanding that the Council is unable to demonstrate a 5-year supply of housing sites, there are not considered to be any material considerations sufficient to outweigh conflict with development plan policies in these regards such as to justify a departure from the development plan in this instance.
- 2 The proposed development would provide for a dwelling of substantial scale beyond the extent of existing built-facilities. It is considered that the formation of a dwelling of the proposed position, scale, layout and height would result in an unacceptable degree of encroachment and urbanising effect within the rural setting of the application site and its respective surroundings. It is not, therefore, considered that the proposed development sympathetically relates to the character and appearance of its context as required by Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).
- 3 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would maintain and/or enhance the integrity of adjacent ancient woodland as a consequence of the formation of hardstand, domestic garden spaces and likely regrading operations within the minimum 15 metre buffer of the defined boundary of the ancient woodland. The proposed development, therefore, is contrary to the requirements of

Policy 31 of the Horsham District Planning Framework (2015) and the provisions of the National Planning Policy Framework (2023) at Paragraph 186(c).

- 4 The proposed dwelling is positioned in a location designated as at 'high' risk of surface water flooding. It has not been demonstrated to the satisfaction of the Local Planning Authority that the applicant has provided a justification for the siting of proposed development in an area at this level of risk in sequential terms, that the proposed development has been adequately designed to resist this level of risk or that the proposed development would not increase surface water flood-risk elsewhere. The proposed development, therefore, is contrary to the requirements of Policy 38 of the Horsham District Planning Framework (2015) and the provisions of the National Planning Policy Framework (2023) at Paragraph 173.
- 5 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development is supported and informed by up-to-date surveys for protected and priority species and which take specific account of the proposed demolition of the existing barn and stables contrary to the requirements of Policy 25 of the Horsham District Planning Framework (2015).
- 6 In the absence of a legal agreement completed pursuant to S.106 of the Town and Country Planning Act 1990 it has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would avoid contribution to a possible 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 demand for public groundwater abstraction. The proposed development, therefore, is contrary to Policy 31 of the Horsham District Planning Framework (2015), Regulation 63 of the Conservation and Species Regulations (2017) (as amended) and the Authority's duties pursuant to Section 40 of the NERC Act 2006 (Priority habitats & species).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	20.08.2024
Supporting Statement	ecology report	NONE	23.06.2021
Supporting Statement	arboricultural impact assessment	NONE	23.06.2021
Roof plan	proposed	14 REV P2	23.06.2021
Site plan	proposed	10 REV P2	23.06.2021
Elevation plan	proposed	15 REV P2	23.06.2021
Block plan	proposed	11 REV P2	23.06.2021
Floor plan	proposed	12 REV P2	23.06.2021
Elevation plan	proposed	18 REV P2	23.06.2021
Floor plan	proposed first floor	13 REV P2	23.06.2021
Elevation plan	proposed	16 REV P2	23.06.2021
Elevation plan	proposed	17 REV P2	23.06.2021
Location plan		EX-01 REV P2	23.06.2021
Elevation & Floor plan	existing barn	EX-03 REV P2	23.06.2021
Elevation & Floor plan	existing mobile home	EX-04 REV P2	23.06.2021
Elevation & Floor plan	existing stables	EX-02 REV P2	23.06.2021
Supporting Statement	sustainability notice	NONE	23.06.2021

Plans	Landscape masterplan	NONE	23.06.2021
Supporting Statement	landscape design statement	NONE REV D	23.06.2021
Supporting Statement	planning statement	NONE	23.06.2021
Design & Access Statement		NONE	23.06.2021
Supporting Statement	biodiversity calculations	NONE	23.06.2021

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.**

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: 21/10/2024

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>.