



Mr Andrew Williams
Boyer Planning
UK House
82 Heath Road
Twickenham
London
TW1 4BW

Application Number: DC/15/0591

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

On behalf of: Taylor Wimpey Strategic South Eastern

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:

The erection of up to 50 residential dwellings, new Scout hut, formation of new vehicular and pedestrian access onto Hayes Lane and pedestrian access onto South Downs Way, provision of children's play area, sustainable urban drainage system, associated car parking and landscaping.

Land East of 1 To 25 Hayes Lane Slinfold West Sussex

as shown on Plan and Application Number DC/15/0591 submitted to the Council on 16/03/2015.
The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The application has been assessed and determined on the basis of the plans listed in the schedule below. For the avoidance of doubt and in the interest of proper planning.

Schedule of plans/documents:

Details plan - Illustrative Masterplan Drwg no. CSA/2166/108 F Received: 16.03.2015

Details plan - Proposed Access & Parking Amendments Drwg no. 14-039-011 C Received: 16.03.2015

Location & Site plan - Site Location Plan Drwg no. CSA/2166/115 A Received: 16.03.2015

Location plan - Parameters Plan Drwg no. CSA/2166/117 B Received: 16.03.2015

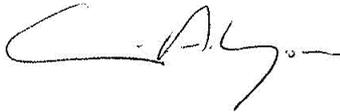
- 2 The proposal would result in development inconsistent with the overarching strategy for development set out in the emerging Horsham District Planning Framework and would be best placed to be considered through the neighbourhood plan process. The proposed development is therefore contrary to Policy CP5 of the Core Strategy (2007), Policies 2 and 3 of the Horsham District Planning Framework and the National Planning Policy Framework (2012).
- 3 The proposed provision of up to 50 no. dwellings in this location, with the associated loss of trees, scrub and vegetation, would significantly diminish the informal and open character of this area, creating a discordant and uncharacteristically urbanised environment that would

serve to derogate the noticeable transition between the more suburban context of the village and the more rural character of the open countryside to the south and east. The proposed development would, therefore, be harmful to the character and appearance of the locality, contrary to Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007) and Paragraphs 7 and 64 of the National Planning Policy Framework (2012).

- 4 The proposed development makes no provision for contributions towards improvements to education provision; libraries; fire and rescue services; open space; sport and recreation facilities; community facilities; or affordable housing and is, therefore, contrary to Policies CP12 and CP13 of the Horsham District Local Development Framework: Core Strategy (2007) and the Horsham District Local Development Framework: Planning Obligations Supplementary Planning Document (SPD) as it has not been demonstrated how the infrastructure needs of the development would be met.

Note to Applicant

The reason for refusal relating to infrastructure contributions could be addressed through the completion of a legal agreement. If the applicant is minded to appeal the refusal of this application you are advised to liaise with the Local Planning Authority prior to the submission of an appeal with a view to finalising an acceptable Agreement.



Dr Chris Lyons
Director of Planning, Economic Development & Property

Date: 28/07/2015

Additional Information

Right of Appeal

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 and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.planningportal.gov.uk/pcs