



Mr Michael Stephens
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Georgian Court
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Haslemere
Surrey
GU27 2LA

Application Number: DC/14/2248

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2010

On behalf of: Mr Michael Stephens Castle Land and Development 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:

Outline planning application for the development of 21 dwellings (13 market and 8 affordable) with access from Smock Alley, vehicle parking, public open space (including balancing pond and 1.5 hectares of woodland), wildlife corridors, landscaping and upgrading of public footpath to village centre

Land West of Smock Alley West Chilmington West Sussex

as shown on Plan and Application Number DC/14/2248 submitted to the Council on 15/10/2014. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The site by reason of its location, limited accessibility to sustainable modes of transport, distance to local services and reliance on the private car is considered to be unsustainable and does not therefore accord with the presumption in favour of sustainable development as set out within Paragraph 7 of the National Planning Policy Framework 2012. The proposal is therefore contrary to the adopted Core Strategy 2007 and the emerging strategy within the Horsham District Planning Framework which is to concentrate growth within the main settlements. The proposal is therefore contrary to Policy CP5 of the Core Strategy (2007), Policies 2 and 3 of the Horsham District Planning Framework and paragraph 7 of the National Planning Policy Framework (2012).
- 2 The site is currently an agricultural field forming a steep slope and is bounded to the west by an area of woodland subject to a TPO Order. Given the site characteristics the development is considered to isolate the woodland area to the west and result in a prominent form of development which would result in significant landscape harm. The proposal is therefore contrary to Policy CP1 of the Core Strategy (2007) and paragraph 7 of the National Planning Policy Framework 2012.
- 3 Policy CP12 requires provision of 40% affordable units on developments involving 15 or more. Policy CP13 requires new development to meet additional infrastructure requirements arising from the new development. Both the provision of affordable housing and contributions to infrastructure improvements/provision must be secured by way of a Legal Agreement. No completed Agreement is in place and therefore there is no means by which to secure these Policy requirements. As such the proposal is contrary to Policy CP12

and CP13 of the Horsham District Local Development Framework Planning Obligations Supplementary Planning Document, and the NPPF in particular paragraph 50.

Schedule of plans/documents:

Details plan Drwg no. ITB9376-GA-004 A Received: 16.01.2015

Location plan Drwg no. 1412-PL01 Rev A Received: 15.10.2014

Site plan - Street Scenes Drwg no. 1412/PL.04 Rev G Received: 16.02.2015



Dr Chris Lyons
Director of Planning, Economic Development & Property

Date: 25/03/2015

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