Horsham District Council

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

Application Number: DC/24/1290

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

On behalf of: James

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:

Change of use for 2No. gypsy residential units along with day room, full drainage, car parking, 2m high bund and soft and hard landscaping.

Greenacres Farm West Chiltington Lane Billingshurst West Sussex

as shown on Plan and Application Number DC/24/1290 submitted to the Council on 27/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, when considered cumulatively with other nearby development, further subdivides the land, resulting in an awkward and uncharacteristic field pattern that contrasts the open character of the surrounding landscape, where this is further exacerbated by the 2m high bund dividing the land. The development fails to relate sympathetically to the local landscape and fails to integrate with the surroundings, with the resulting development failing to protect, conserve, or enhance the key features and characteristics of the landscape character area. The development therefore results in unacceptable harm to the character and appearance of the area, contrary to Policies 23, 25, 26 and 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Barns Green & Itchingfield Neighbourhood Plan.

2 Insufficient information has been provided to demonstrate that the development has no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and paragraph 193 of the NPPF.

3 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an 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 water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 It has not been demonstrated to the satisfaction of the Local Planning Authority that the development benefits from satisfactory drainage and does not adversely affect flood risk elsewhere, contrary to Policy 23 and 38 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality Report and Water Management Plan by Promethean Planning dated 4 October 2024	NONE	24.10.2024
Location plan	Existing Location Plan	2023.397a.01	23.08.2024
Elevation & Floor plan	Proposed Layouts and Elevations of Mobile Homes	2023.397a.02 rev A	23.08.2024
Block plan	Proposed Block Plan	2023.397a.03	23.08.2024
Section plan	Proposed Section Through the Site	2023.397a.04	23.08.2024
Materials	Proposed Materials and Drainage Solution	2023.397a.05	23.08.2024
Supporting Statement	Surface Water Storage Volume Design Tool	NONE	07.08.2024
Supporting Statement	Ecological Impact Assessment by Lizard Landscape Design and Ecology dated 23.08.2024	LLD3103-ECO-REP-002-00-EcIA Rev 00	24.10.2024
Details plan	Drainage Designs	001	07.08.2024
Supporting Statement	Bio-Pure Sewage Treatment Plant Specification	NONE	07.08.2024
Supporting Statement	Greenfield Runoff Rate Estimation Tool	NONE	07.08.2024
Site plan	Proposed Turning Circle and Bin Storage	2023.397a.06	02.06.2025

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: 29/09/2025

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.