



Mrs Charlotte Catton-Giltinane
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AS

Application Number: DC/25/2133

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

On behalf of: Mr Lee Middleton - Equine America (UK) 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:

Erection of a new storage building and associated hardstanding and the retention of existing installed hardstanding.

Beckley Stud Reeds Lane Southwater West Sussex

as shown on Plan and Application Number DC/25/2133 submitted to the Council on 19/12/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The development would not be essential to its countryside location and, by reason of its scale and design, would be detrimental to the rural landscape character and tranquillity of the site and surrounding area, including the amenity of nearby Public Rights of Way, and would fail to result in substantial environmental improvements. The development is therefore contrary to Policies 10, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015) and Policies SNP16 and SNP21 of the Southwater Neighbourhood Plan.
- 2 It has not been demonstrated that the scale of the development would not lead to unacceptable harm to neighbouring amenity by way of the increase level of activity on the site and related vehicular movements. The development is therefore contrary to Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	19.12.2025
Block plan	Proposed	NONE	19.12.2025
Block plan	Existing	NONE	19.12.2025
Supporting Statement	PHASE I GEO-ENVIRONMENTAL	LS8882 REV A	19.12.2025

	ASSESSMENT ("DESK STUDY") Part 1 of 3		
Supporting Statement	PHASE I GEO-ENVIRONMENTAL ASSESSMENT ("DESK STUDY") Part 2 of 3	LS8882 REV A	19.12.2025
Supporting Statement	PHASE I GEO-ENVIRONMENTAL ASSESSMENT ("DESK STUDY") Part 3 of 3	LS8882 REV A	19.12.2025
Plans	Parking	NONE	19.12.2025
Supporting Statement	Preliminary Ecological Appraisal	EA151225 REV 1	19.12.2025
Design & Access Statement		NONE	19.12.2025
Elevation & Floor plan	Proposed Storage	DSE/BS/PL/01	19.12.2025
Elevation & Floor plan	Proposed Storage Barn	DSE/BS/PL/01	19.12.2025

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: 20/03/2026

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>.