

Mr Anthony Phebey
ADCS Ltd
30 Foxley Lane
Worthing
BN13 3AD

Application Number: DC/26/0051

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

On behalf of: Mr David Walton

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:

Construction of a warehouse to be split into four separate units (Class E(g)) with new internal access road.

Renvyle Farm Okehurst Lane Billingshurst West Sussex

as shown on Plan and Application Number DC/26/0051 submitted to the Council on 20/01/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposal is located outside of the built-up area boundary, on a site not allocated for commercial development, and it has not been sufficiently demonstrated that the development would contribute to the diverse and sustainable farming enterprises within the district, in accordance with the Provisions of Policy 10(a) or (b) of the Horsham District Planning Framework (2015). Furthermore, the applicant has not demonstrated to the satisfaction of the Local Planning Authority that the proposal would be essential to its countryside location. The principle of development is therefore not supported, and the proposal would be contrary to Policies 10, 25 and 26 of the Horsham District Planning Framework (2015), and Policies BILL1, and BILL10 of the Billingshurst Neighbourhood Plan (2021).
- 2 The proposed four workshops, with unrestricted Class E use, would introduce noise and activity uncharacteristic of the rural setting, resulting in harm to the tranquillity of the countryside. The likely increase in vehicular movements arising from the anticipated employment levels associated with the workshop floorspace and the site's reliance on private car travel and would further erode the peaceful character of the area. Accordingly, the proposal is considered to cause unacceptable harm to the amenity of the area and fails to accord with Policy 33 of the Horsham District Planning Framework (2015).
- 3 Insufficient information has been provided to demonstrate safe and suitable access or compliance with sustainable transport objectives as no transport statement was submitted. The isolated location would lead to a significant reliance on private car travel, with increased vehicular movements expected. As a result, the development fails to show that it accords with Policies 40 and 41 of the Horsham District Planning Framework (2015)
- 4 Insufficient ecological information has been provided to confirm whether the development would result in harm to protected species, particularly bats (including Barbastelle bats). In the

absence of clear evidence demonstrating that potential impacts have been adequately assessed and avoided or mitigated, the Local Planning Authority cannot conclude that the proposal would safeguard biodiversity or prevent unacceptable ecological harm in conflict of Policy 31 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Arboricultural Impact Assessment & Method Statement	NONE	20.01.2026
Supporting Statement	Biodiversity Net Gain (BNG) Statement for Validation	NONE	13.01.2026
Supporting Statement	Ecological Impact Assessment (EclA)	NONE	13.01.2026
Design & Access Statement		NONE	13.01.2026
Tree plan		19960625/TS	13.01.2026
Location plan		1639/P013	13.01.2026
Block plan		1639/P012	13.01.2026
Block plan		1639/P011 REV C	13.01.2026
Site plan		1639/P010 REV C	13.01.2026
Section plan		1639/P04	20.01.2026
Roof plan		1639/P03	20.01.2026
Elevation plan	Proposed	1639/P02 REV B	20.01.2026
Floor plan	Proposed ground	1639/P01 REV A	20.01.2026

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: 12/05/2026

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>.