Horsham District Council

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Application Number: DC/24/1018

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

On behalf of: Hannah Smith

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 of land to a mixed use including settled gypsy accommodation site comprising 2No. pitches. Retention of existing hardstanding and proposed biodiversity enhancements.

Woodlands Farm Broadwater Lane Copsale West Sussex

as shown on Plan and Application Number DC/24/1018 submitted to the Council on 30/08/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, due to the quantum and spread of development across the site, and including the level of hardstanding and amount of development, would formalise the rural character of the countryside location, resulting in adverse harm to the character and quality of the existing rural landscape. The proposal would therefore fail to protect, conserve and enhance the landscape character of the area, and would result in unacceptable harm to the character and appearance of the area, contrary to Policies 23, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

2 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, contrary to Policy 31 of the Horsham District Planning Framework (2015). Furthermore, the development is not considered to have provided sufficient information in respect of the Ancient Woodland on and adjacent to the site and would harm what is a protected irreplaceable habitat. The deterioration and loss of this would require wholly exceptional reasons for its justification and would result in landscape character harm, which has not been demonstrated, contrary to Policies 31, 32, 33 of the Horsham District Planning Framework (2015) and Paragraph 193 of the National Planning Policy Framework (2024).

3 It has not been demonstrated to the satisfaction of the Local Planning Authority that future and existing occupants of the proposed development would not be adversely impacted by contaminated water, and contaminated land providing public health risks arising from the

development contrary to Policies 23(a), 32 and 33 of the Horsham District Planning Framework (2015) and Paragraphs 196 of the National Planning Policy Framework (2024).

4 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the 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) and Paragraphs 193 and 194 of the National Planning Policy Framework (2024), 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).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water	NONE	04.07.2024
Location plan		NONE	04.07.2024
Block plan		NONE	04.07.2024
Elevation & Floor plan		NONE	04.07.2024
Supporting Statement	Appeal Decision	NONE	04.07.2024
Supporting Statement	Appeal Decision	NONE	04.07.2024
Supporting Statement	Costs Decision	NONE	04.07.2024

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: 08/04/2025

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.