Horsham District Council

Mr Douglas Edwards
Douglas J P Edwards
Blonks Barn
Hooklands Lane
Shipley
West Sussex
RH13 8PY

Application Number: DC/24/0629

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

On behalf of: Mr James Hyatt

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 access track and yard. Erection of private stables.

Delspride Kent Street Cowfold Horsham

as shown on Plan and Application Number DC/24/0629 submitted to the Council on 22/05/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by reason of its location, size and layout, would not well-related to the existing bridleway network and would not incorporate sufficient land for use as a paddock or for turnout. The proposed equestrian use is considered to be inappropriate to the constraints of the site, and contrary to Policy 29 of the Horsham District Planning Framework (2015).

2 The development, and the cumulative impact of the access, fencing and stable block, would lead to an erosion of the rural setting, leading to a proliferation of built form on a modest site which would lead to unacceptable harm to the character and appearance of the site and the surrounding area. The development is therefore contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Access Track information	None	12.08.2024
Location & Site plan		24.02.01	16.04.2024
Elevation & Floor plan	Proposed Stables	24.02.02	16.04.2024
Supporting Statement	Planning	NONE	16.04.2024

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: 03/01/2025

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.