Horsham District Council

Mrs Elizabeth Lawrence
Elizabeth Lawrence Ltd
Woodend
Water Lane
Storrington
RH20 3LY

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/24/1051

1. Refusal

Horsham District Council by this notice **refuses** the application made under s191 of the Town and Country Planning Act 1990 (as amended) dated 28th February 2025 (reference DC/24/1051) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Use of land and buildings for Equestrian uses including: Personal livery and training of competition and other horses, commercial livery and training, pony club branch headquarters and associated equestrian activities and commercial riding tuition. Use of part of a former stable building for a small dwelling. (Lawful Development Certificate - Existing).

3. The land to which this refusal relates

Goringlee Sproutes Lane Coolham West Sussex

4. Reason for refusing this application

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability buildings 3, 4, 5, 6, 8, 9, 10,11,12,13,14,16,17,18, and 19 as annotated on the submitted plan have been used for commercial equestrian purposes including pony club activities for a period in excess of 10 years.

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability fields 31, 32 and 35 as annotated on the submitted plan have been used for commercial equestrian purposes including pony club activities for a period in excess of 10 years.

3 It has not been demonstrated to the satisfaction of the Local Planning Authority that fields 31, 32, and 35 as annotated on the submitted plan have been used for equestrian purposes of any kind for a period in excess of ten years from the date of the application.

4 It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability building 7 as annotated on the submitted plan has been used as an independent and self contained dwellinghouse for a period in excess of four years from the date of the application.

5 It has not been demonstrated to the satisfaction of the Local Planning Authority that on the balance of probability the sandschool/arena as annotated on the submitted plan has been used for private and commercial equestrian purposes including pony club activities, for a period in excess of ten years from the date of the application.

6 The horse walker as annotated 21 on the submitted plan is subject of condition 2 of planning approval of DC/19/2486. It has not been demonstrated that a breach of condition has taken place for a period in excess of 10 years from the date of the relevant permission.

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan		EL/2024/03	09.07.2024
Location plan		NONE	09.07.2024
Block plan		EL/2024/01	09.07.2024
Location plan		EL/2024/02	09.07.2024
Elevation & Floor plan		NONE	26.08.2024

Community Infrastructure Levy (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.



Emma Parkes
Head of Development and Building Control

Date: 28/02/2025