



Miss Clare Bartlett
Batcheller Monkhouse
57 Lower Street
Pulborough
RH20 2AZ

Application Number: DC/26/0379

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

On behalf of: Ms Kate Sampson

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:

Removal of 9 fishing swims and the siting of 3 shepherds huts for use as holiday accommodation together with associated works (Part Retrospective)

Furnace Lakes Guildford Road Slinfold Horsham

as shown on Plan and Application Number DC/26/0379 submitted to the Council on 05/05/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the development meets the test of being wholly exceptional, and that groundworks and future pressure associated with the proposed recreational usage would not result in an adverse impact on the designated Ancient Woodland, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Policy N6(2) of the National Planning Policy Framework (2026).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	3D SHEPHERD HUT PLAN 1	NONE	02.03.2026
Plans	3D SHEPHERD HUT PLAN 2	NONE	02.03.2026
Supporting Docs	HABITAT SURVEY	24-104	02.03.2026
Supporting Docs	ARBORICULTURAL IMPACT ASSESSMENT	GS500.FurnaceIA KES.aia.v1	02.03.2026
Supporting Docs	ANCIENT WOODLAND MITIGATION STRATEGY	GS500.FurnaceL akes.AWMS.v2	02.03.2026
Supporting Docs	BIODIVERSITY NET GAIN ASSESSMENT REPORT	24-104	05.05.2026
Supporting Docs	BNG CONDITION ASSESSMENT	NONE	02.03.2026
Supporting Docs	BNG METRIC	NONE	02.03.2026

Location plan		001	02.03.2026
Site plan	EXISTING SITE PLAN	002	02.03.2026
Site plan	PROPOSED SITE PLAN	003	02.03.2026
Plans	PROPOSED CYCLE STORE	004	02.03.2026
Supporting Docs	EXISTING TREE SCHEDULE	NONE	02.03.2026
Supporting Docs	FLOOD RISK ASSESSMENT	73556	02.03.2026
Design & Access Statement		NONE	02.03.2026
Elevation plan	SHEPHERD HUT ELEVATION AND ROOF PLANS	NONE	02.03.2026
Floor plan	SHEPHERD HUT FLOOR PLAN	NONE	02.03.2026
Plans	TREE CONSTRAINTS PLAN	NONE	02.03.2026
Plans	TREE PROTECTION PLAN	NONE	02.03.2026

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: 09/10/2026

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>.