Horsham District Council

Mr Ben Kirk
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB

Application Number: DC/24/0367

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

On behalf of: Mr D Ives

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:

Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping.

Land Parcel At 520128 116244 Stonepit Lane Henfield West Sussex

as shown on Plan and Application Number DC/24/0367 submitted to the Council on 12/03/2024. 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, would formalise the rural character of the countryside location, appearing out of character and intrusive when set against the pleasant and rustic characteristics of the immediate locality. 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 and 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Henfield Neighbourhood Plan.

2 The proposed development would result in an unsatisfactory relationship and adverse impact on the existing trees within the site, contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015) and Policy 10 of the Henfield Neighbourhood Plan.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality Statement	NONE	06.03.2024
Location plan	Location Plan	2311ST_R1.3_000	12.03.2024
Block plan	Existing and Proposed Block Plan	2311ST_R1.3_001	06.03.2024
Block plan	Proposed Block Plan	2311ST_R1.3_002	06.03.2024
Elevation & Floor plan	Proposed Day Room	2311ST_R1.3_100	06.03.2024

Elevation & Floor plan	Proposed Bin & Bike Store	2311ST_R1.3_101	06.03.2024
Supporting Statement	Ground Level Tree Assessment for Bat Potential by Sylvatica Ecology Ltd dated 23.01.2024	NONE	06.03.2024
Supporting Statement	Arboricultural Method Statement by David Archer Associates dated February 2024	NONE	06.03.2024

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: 07/05/2024

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.