Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Application Number: DC/25/0462

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

On behalf of: Ms Andrea Starns

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:

Conversion and extensions to existing stables and pole barn to form 1no. detached dwelling and associated works.

Oaklands Stud Forest Grange Horsham West Sussex

as shown on Plan and Application Number DC/25/0462 submitted to the Council on 04/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be located beyond a defined built-up area on a site not allocated within the Development Plan and would not be essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 4 and 26 of the Horsham District Planning Framework (2015). Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Local and Neighbourhood Plan policies in these regards.

2 The design and scale of the development particularly the enclosure of the pole barn, introduction of large glazed openings, and domestic-style materials results in a block-like and suburban appearance at odds with the site's rural character. Additionally, the proposal would introduce a formalised residential use and associated paraphernalia that would domesticate and degrade the natural, rural character of the site, in conflict with the purposes of the High Weald National Landscape. The proposal fails to respect the setting of the High Weald National Landscape, conserve or enhance the visual and spatial qualities of the protected landscape and is contrary to Policies 25, 30, 32, and 33 of the HDPF.

3 The application fails to provide a tree survey, Arboricultural Impact Assessment, or adequate tree protection details despite the presence of ancient and TPO-protected trees. This omission prevents proper assessment of potential harm and risks indirect impacts such as future pressure for pruning or removal. The proposal is therefore contrary to HDPF Policy 30.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Report	NONE	25.03.2025
Supporting Docs	Preliminary Ecological Assessment	NONE	25.03.2025
Elevation plan	Existing and Proposed	2405TA_R0_101.1 REV 001	09.06.2025
Elevation plan	Existing and Proposed	2405TA_R0_102.1 REV 001	09.06.2025
Elevation plan	Existing and Proposed	2405TA_R0_103.1 REV 001	09.06.2025
Location & Block plan		2405TA_R0_000 REV 000	04.04.2025
Floor plan	Existing	2405TA_R0_100 REV 000	04.04.2025
Floor plan	Proposed	2405TA_R0_200 REV 000	04.04.2025
Location plan		NONE REV A	04.04.2025
Design & Access Statement	Heritage	NONE	04.04.2025
Supporting Statement	Planning	P-039b REV 1	04.04.2025

Note to Applicant – 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.

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: 23/07/2025

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.