Horsham District Council

Mr Stephen Jupp
Stephen Jupp MRTPI
PO Box 839
Chichester
PO19 9XQ

Application Number: DC/24/1405

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

On behalf of: Mrs S Novell

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:

Retention of top surface of existing hardcore areas and continued use of part of land for the storage of lorry containers and touring caravans.

Woodside Equestrian Centre Forest Road Colgate West Sussex

as shown on Plan and Application Number DC/24/1405 submitted to the Council on 19/09/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development has given rise to an increased level of activity in the countryside and has not been demonstrated as being essential to its countryside location, or demonstrated that the proposed would provide for sustainable rural economic development. The development is therefore contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).

2 The proposal has resulted in an adverse visual and landscape impact and cause harm to the landscape character and setting of the site, by virtue of the introduction of hardstanding and the storage of caravans and containers and the urbanising impact of this. The proposal fails to demonstrate that there will be no adverse impacts to the natural beauty and public enjoyment of the High Weald National Landscape and does not have regard to its conservation or enhancement. The development is therefore contrary to Policies 23, 25, 30 and 33 of the Horsham District Planning Framework (2015) and Paragraph 189 of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Photos		NONE	12.09.2024
Location plan		NONE	12.09.2024
Block plan		NONE	12.09.2024
Block plan	Proposed	NONE	12.09.2024
Photos		NONE	12.09.2024
Supporting Statement	Cover letter	NONE	12.09.2024

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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: 24/09/2025

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.