Horsham District Council

Mr Ben Kirk
Promethean Planning Ltd
Suite 114
26 The Hornet
Chichester
PO19 7BB

Application Number: DC/25/0055

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

On behalf of: Mrs A Ray

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 5 static caravans for residential purposes and 3 associated day rooms. Associated landscape works.

Greenfield Farm Valewood Lane Barns Green West Sussex

as shown on Plan and Application Number DC/25/0055 submitted to the Council on 23/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, when considered in the context of development in the wider area, would result in an unacceptable cumulative impact on the rural character and appearance of the landscape which would result in a further erosion of the locally distinctive character of the landscape, contrary to the requirements of Policies 23(e), 25, 32, and 33 of the Horsham District Planning Framework (2015), and Paragraph 27(b) and (d) of the Planning Policy for Traveller Sites (2024).

2 Insufficient information has been submitted to establish the protection of the ecological and biodiversity interests of the site and whether suitable mitigations or enhancements are necessary and achievable, contrary to Policy 31 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Overview	2410GR_R3_002.3 Revision 003	20.03.2025
Site plan	Visibility Splays	2410GR_R3_001 Revision 002	15.03.2025
Location plan	Location Plan	2410GR_R3_000.2 Revision 002	05.03.2025
Details plan	Refuse, Boundary & Surfacing	2410GR_R3_100 Revision 000	05.03.2025
Details plan	Proposed Day Room	2410GR_R3_101	05.03.2025

		Revision 000	
Supporting Docs	Landscaping	400 Revision 000	05.03.2025
Block plan	Existing Site Overview	2410GR_R2_002.1 Revision 001	14.01.2025
Supporting Docs	Preliminary Ecological Assessment by Sylvatica Ecology Ltd dated 17 November 2024	NONE	14.01.2025
Supporting Docs	Water Neutrality Report and Water Management Plan by Promethean Planning dated 18 December 2024	NONE	14.01.2025

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: 22/05/2025

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.