Horsham District Council

Miss Ellie Chew
Kernon Countryside Consultants Ltd
Greenacres Barn
Stoke Common Lane
Purton Stoke
Swindon
SN5 4LL

Application Number: DC/24/0204

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

On behalf of: Cliff and Laura Santini-Bradbury Holbrook Animal Rescue

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:

Relocation of Holbrook Animal Rescue with associated buildings and infrastructure.

Land Off Jackrells Lane Jackrells Lane Southwater West Sussex

as shown on Plan and Application Number DC/24/0204 submitted to the Council on 13/03/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development, by reason of its siting and design, would be detrimental to the rural landscape character of the site and surrounding area, including the amenity of nearby Public Rights of Way and Jackrells Lane. In addition, the development would fail to result in substantial environmental improvements and reduce the impact on the countryside. The development is therefore contrary to Policies 10, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

2 The development would result in unacceptable harm to neighbouring amenity as a result of noise and disturbance, contrary to Policy 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Supporting Statement	NONE	06.02.2024
Supporting Statement	Noise Assessment	J3878 ISSUE 1	31.07.2024
Supporting Statement	Ecology Report	NONE	24.09.2024
Details plan	Visibility Splays	KCC3091/09 12/24ec	09.12.2024
Supporting Statement	Biodiversity Survey and Report	NONE	13.03.2024
Location plan		KCC3091/01 REV	06.02.2024

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Site plan	Block Plan	KCC3091-10	14.02.2025
Elevation & Floor plan	Dwelling, as proposed	KCC3091/03 01/24cb REV A	05.11.2024
Elevation & Floor plan	Animal Building, as proposed	KCC3091/04 01/24cb REV A	05.11.2024
Elevation & Floor plan	Stable, as proposed	KCC3091/05 01/24cb	06.02.2024
Elevation & Floor plan	Education Block, as proposed	KCC9031/06 01/24cb REV A	05.11.2024
Elevation & Floor plan	Garage and Shed, as proposed	KCC3091/07 01/24cb	06.02.2024
Supporting Statement	Highway Report	NONE	09.12.2024
Supporting Statement	Water Neutrality Statement 2	NONE	21.06.2024
Supporting Statement	Environment and Noise Policy	NONE	29.04.2024
Supporting Statement	Landscape Visual Impact Assessment	NONE	05.11.2024

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: 18/07/2025

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.