Horsham District Council

Mrs Kate Harris
MJH Architects
4 Rookswood
Alton
Alton
GU34 2LD
United Kingdom

Application Number: DC/24/1973

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

On behalf of: Mr & Mrs Tim & Annabelle McFeeters

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:

Installation of hard standing (Retrospective).

Waterside Five Oaks Road Slinfold West Sussex

as shown on Plan and Application Number DC/24/1973 submitted to the Council on 19/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would be located in the countryside, outside of any defined built-up area boundary, and outside of an established commercial site. It has not been demonstrated that the business is essential to its countryside location, with no information provided to demonstrate the level and intensity of activities, including vehicle movements. Insufficient information has therefore been provided to demonstrate that the development, and specifically the activities and movements associated with the business, would not be of a level and intensity that would detract from the countryside location. The development is therefore contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).

2 The development is sited in a relatively isolated location, set away from existing built form and within previously undeveloped agricultural land, where the hardstanding and associated activities would appear visually intrusive and detract from the informal character and visual amenity of the rural locality. The development also has the potential to adversely affect the adjacent tree belt which makes a significant contribution to the character of the area. The development is therefore contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

3 Insufficient information has been provided to demonstrate to the satisfaction of the Local Planning Authority that the development would not have an unacceptable impact on the amenities of neighbouring properties, contrary to Policy 32 and 33 of the Horsham District Planning Framework (2015).

4 Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on habitats within and surrounding the site, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Site Location Plan	24950 - P001	19.12.2024
Block plan	Proposed Site Block Plan	24950 - P003 Rev A	16.01.2025

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: 13/02/2025

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.