

Appeal 6012367

Submitted on 5 July 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	27 June 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	John Burrows
Contact details	Ben Kirk Manorwood
What is your phone number?	
What is the address of the appeal site?	Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA
What is the area of the appeal site?	0.6 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	Yes
Do you know who owns the rest of the land involved in the appeal?	Yes, I know who owns all of the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No

Access for inspection	Yes to see the character of the site
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/25/1371
What date did you submit your application?	26 August 2025
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Traveller and caravan pitches
Enter the description of development that you submitted in your application	Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable buildings and formation of hardstanding (retrospective) Associated landscape works including planting of native hedges and removal of hardstanding
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Hearing
Why would you prefer a hearing?	As there are complex issues relating to district wide unmet need, personal need and personal circumstances which would require discussion.
Are there other appeals linked to your development?	No

Upload documents

Application form	Pickhurst - 2507PI_application form.pdf (/document/675617fe-7de0-4a7d-bc6d-f00889bfade7)
Agreement to change the description of development	Land west of Parsons Field Stables - Agreement to amended description.pdf (/document/967d682e-aba1-4f2b-8fd9-7254ccb816f8)
Decision letter	ufm3_Full_Application_Refusal_Notice.pdf (/document/09557cfa-d627-4997-9796-fffc43b4526f)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration	No

with your application?

Appeal statement

[Land west of Parsons Field Stables - Appeal Statement.pdf \(/document/b12ba968-287a-4271-85bd-37ed98ccd46a\)](#)

Draft statement of common ground

[Pickhurst lane draft SOCG.docx \(/document/1a05d3b0-70fd-475e-bfd2-a21dcddae225\)](#)

Do you want to apply for an award of appeal costs?

Yes

Application for an award of appeal costs

[Land west of Parsons Field Stables - Costs Statement.pdf \(/document/02921915-08ad-4d1f-8682-058fbbf7878e\)](#)

Did you submit a design and access statement with your application?

Yes

Design and access statement

[Pickhurst Lane - planning statement.pdf \(/document/cfe995ff-c5f3-4363-9834-ec44cf6b0387\)](#)

Plans, drawings and supporting documents

[7657 RH20 Pickhurst Lane 07 - Drainage Strategy - REV05.pdf \(/document/136a76a3-1407-446f-a509-1a333b84f62f\)](#)
[20240222 V1.1 Land West of Parsons Field PEA.pdf \(/document/b3533dc1-21c1-482a-a90c-42c2fc3ab511\)](#)
[AEG7657-Pickhurst Lane - Response to LLFA Comments.pdf \(/document/6c46e413-ec49-4d60-bde4-57d5076c55a6\)](#)
[Pickhurst - 2502MB WNS v2.pdf \(/document/324d22d1-d3b4-4bab-94d5-6655dbd8a7e9\)](#)
[20250312 HSI and Updated GCN Risk Assessment Memo Report - Land West of Parsons Field Stables.pdf \(/document/55ccf7af-2096-4827-b771-7a1a7be1a6d3\)](#)
[Pickhurst - 2507PI R1 - Planning Drawings.pdf \(/document/0d2b3776-848b-4b67-a028-984cf9e84e8c\)](#)
[Pickhurst - 2502MB personal circumstances.pdf \(/document/dff9670e-60cf-4904-88d8-d2150fd604c5\)](#)
[Land to the west of Parsons Field Stables - BS5837 tree survey & report.pdf \(/document/a2638d0b-cc51-4d9c-acee-ee592e9b6df5\)](#)
[Pickhurst Lane - arboricultural statement.pdf \(/document/acf55a08-5e09-44c6-9972-f0f891f0078e\)](#)
[Pickhurst - 2502MB R0 - CIL1.pdf \(/document/c0cc0a23-cf4b-4b8a-b5cf-f8cab86ec3d3\)](#)

Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes
Other new supporting documents	