Horsham District Council

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

Application Number: DC/24/1573

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

On behalf of: Mr W Hughes C/o Promethean Planning Ltd

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 4no. static caravans for residential purposes, together with the formation of hardstanding and associated landscaping and the construction of associated utility buildings (part retrospective).

Staalcot Farm Stall House Lane North Heath West Sussex

as shown on Plan and Application Number DC/24/1573 submitted to the Council on 08/10/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development, due to the quantum and spread of development across the site, and including the level of hardstanding and amount of development, would formalise the rural character of the countryside location, and would result in less than substantial harm to the setting of the adjacent listed dwelling, Laurel Cottage. The proposal would therefore fail to protect, conserve and enhance the setting of the adjacent designated heritage asset, contrary to Policies 23, 32, 33 and 34 of the Horsham District Planning Framework (2015) and Paragraph 215 of the National Planning Policy Framework (2024).

2 The proposed development, due to the quantum and spread of development across the site, and including the level of hardstanding and amount of development, would formalise the rural character of the countryside location, would adversely impact on the user amenity and experience of the adjacent Public Right of Way 2298 (footpath). The proposal would therefore fail to protect, conserve and enhance the landscape character of the area, and would result in unacceptable harm to the character and appearance of the area, contrary to Policies 23, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	BNG File Note	NONE	08.10.2024
Supporting Docs	BNG Metric	NONE	08.10.2024
Supporting Docs	Preliminary Ecological Appraisal and	NONE	08.10.2024

	Preliminary Roost Assessment		
Supporting Docs	Planning Statement	NONE	08.10.2024
Supporting Docs	Water Neutrality Report	NONE	08.10.2024
Site plan		2311ST_R0.2_002 REV 000	08.10.2024
Elevation & Floor plan	Proposed, Bin and Bike Store	2311ST_R0.2_100 REV 000	08.10.2024
Location plan		2311ST_R0.2_000 REV 000	08.10.2024
Block plan		2311ST_R0.2_001 REV 003	30.10.2024

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: 30/01/2025

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.