



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

Application Number: DC/26/0010

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

On behalf of: Mr R Pettett

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 6 static caravans for residential purposes (to be occupied by Gypsies and Travellers) and associated landscape works.

Land North of Girder Bridge Gay Street Lane North Heath RH20 2HW

as shown on Plan and Application Number DC/26/0010 submitted to the Council on 06/01/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The train noise, including the sounding of horns, in close proximity of the site, will have a significant impact on the residential amenity of future occupiers of the caravans, contrary to Chapter 17, Policy P3 of the National Planning Policy Framework (2026) and Policy 33 of the Horsham District Planning Framework (2015).
- 2 The vehicle movements associated with the site will have a significant impact on the residential amenity of the nearest residential dwelling contrary to Chapter 17, Policy P3 of the National Planning Policy Framework (2026) and Policy 33 of the Horsham District Planning Framework (2015).
- 3 The proposed development, by reason of its location, isolation and physically enclosed boundaries, in particular by the adjoining railway embankment, and degree of enclosure, would be contrary to Policy 23 of the Horsham District Planning Framework (2015), which states there must be no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability and proximity to other hazards, such as train horns.
- 4 No evidence of consultation with Network Rail has been submitted in support of the application, with particular regard to an asset protection assessment, and lack of acoustic and air quality assessments, given the risks of the site's location adjacent to the railway.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Net Gain Assessment	NONE	06.01.2026

Supporting Statement	Planning Statement	NONE	06.01.2026
Details plan	Impact Map	NONE	20.01.2026
Supporting Statement	District Licensing Scheme	202512030	14.07.2026
Layout plan	Bin and Bike Store Plan	2502GI_R2_100	06.01.2026
Block plan	Proposed	2502GI_R2_001	06.01.2026
Location & Block plan		2502GI_R2_000	06.01.2026
Supporting Statement	Dormice Survey	TQ 06909 21521	11.05.2026
Supporting Statement	Arboricultural Method Statement	NONE	13.02.2026
Supporting Statement	Drainage Information	NONE	03.02.2026
Supporting Statement	Planting specification	NONE	06.01.2026
Supporting Statement	Preliminary Ecological Assessment	NONE	06.01.2026

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: 11/09/2026

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>.