

Miss Charlotte Catton-Giltinane
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Application Number: DC/25/1444

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

On behalf of: Mr Lee Middleton Equine America

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:

Change of Use of Equestrian Stables to Offices (Class E), including the enclosure of the existing stable roof overhang.

Beckley Stud Reeds Lane Southwater West Sussex

as shown on Plan and Application Number DC/25/1444 submitted to the Council on 15/09/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The scale of the proposed office accommodation has not been demonstrated to be reasonably necessary for, or proportionate to the established mixed use of the site. Consequently, the Local Planning Authority is not satisfied that the proposed office use would be appropriate to this countryside location or that it would avoid a significant intensification of commercial activity within the countryside. The proposal therefore conflicts with Policies 10 and 26 of the Horsham District Planning Framework (2015), which seek to ensure that rural economic development is appropriate to its countryside setting and that the rural character of the countryside is protected from inappropriate development.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevation and Section	685/07 A	14.11.2025
Location plan		NONE	09.09.2025
Block plan		NONE	09.09.2025
Elevation plan	Existing	685/03	14.11.2025
Roof plan	Existing	685/02	14.11.2025
Floor plan	Existing ground	685/01	14.11.2025
Roof plan	Proposed	685/05 A	14.11.2025
Floor plan	Proposed ground	685/04 A	14.11.2025

Elevation plan	Proposed	685/06 B	14.11.2025
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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: 18/09/2026

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>.