Horsham District Council

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Application Number: DC/24/0656

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

On behalf of: Timothy Marsden

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:

Creation of an access track and field gate access onto classified road.

Grinstead House Farm Littleworth Lane Partridge Green West Sussex

as shown on Plan and Application Number DC/24/0656 submitted to the Council on 03/06/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The development would be sited within a rural area where development is required to be essential to its countryside location. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposal would be essential to its countryside location and meet a stated criterion for development in the countryside. The proposal is therefore contrary to Policy 26 of the Horsham District Planning Framework (2015).

2 The proposed vehicle crossover and access driveway would fail to protect, conserve or enhance the landscape character of the area, and fails to take account of the woodland strip which is identified as being 'long established woodland'. The development would therefore fail to retain existing important landscape and natural features, and as a result would have an unacceptable impact on the character and visual amenity of the street and wider countryside setting. It has not been demonstrated that any benefits arising from the development would outweigh the harm as identified. The proposal would therefore be contrary to Policies 25, 26, 31, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan		NONE	30.04.2024
Location plan		NONE	29.04.2024

Design & Access Statement		NONE	29.04.2024
Location plan		NONE	29.04.2024
Elevation plan	Proposed gate	NONE	03.06.2024

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: 16/09/2024

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.