

Mr Stephen Jupp
Stephen Jupp MRTPI
PO Box 839
Chichester
PO19 9XQ

Application Number: DC/26/0206

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

On behalf of: Mrs S Novell

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:

Retention of top surface to majority of existing hardcore area and its use for the parking of vehicles in connection with the use of the equestrian centre and re-siting of lorry containers onto historic hardsurfaced area (Retrospective)

Woodside Equestrian Centre, Forest Road, Colgate, West Sussex

as shown on Plan and Application Number DC/26/0206 submitted to the Council on 05/02/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed use of the land for the storage of containers and associated commercial activity has not been demonstrated to be functionally or operationally dependent on a countryside location, nor has it been shown to represent sustainable rural economic development in accordance with the development plan. The proposal is therefore contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).
- 2 The proposal would result in the retention of extensive hardstanding and a commercial storage use which introduces urbanising and suburbanising features into a rural and highly sensitive landscape. This results in harm to the character and appearance of the site and the wider area fundamentally from the erosion of the site's rural character and its incompatibility with the key characteristics of the High Weald National Landscape, including its undeveloped, wooded and tranquil qualities. As such, mitigation measures are insufficient to overcome the identified harm. The proposal therefore fails to conserve and enhance the natural beauty and special qualities of the High Weald National Landscape, and is thus contrary to Policies 25 and 30 of the Horsham District Planning Framework (2015) and Paragraph 189 of the National Planning Policy Framework.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		1A	05.02.2026
Block plan		2A	05.02.2026
Site plan	Proposed	3B	05.02.2026

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: 31/03/2026

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>.