Horsham District Council

D Grout
KG DESIGNS
LONGACRE
BENTONS LANE
DIAL POST
HORSHAM
RH13 8NW

Application Number: DC/24/1327

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

On behalf of: Mr S Ripley

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 existing entrance and stable block together with reduced area of hardstanding (permeable) and parking for a single works van / trailer.

Land To The East of 'Spring Gardens' Spring Gardens Washington Nr. Pulborough

as shown on Plan and Application Number DC/24/1327 submitted to the Council on 02/09/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The cumulative impact of the hardstanding, hedging, fencing and stable block would be harmful to the rural character, landscape and appearance of the site and surrounding area, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015), and Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan.

2 Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3 The proposed development would be located in the countryside, outside of any defined built-up area boundary, and outside of an established commercial site. It has not been demonstrated to the satisfaction of the Local Planning Authority that the development is essential to its countryside location and that there is an essential and functional need for the parking of a commercial vehicle and trailer in this rural location. It has not been demonstrated that the proposed development would not lead to a significant level and intensity of activity in the countryside location, and consequently, the proposal represents inappropriate and unjustified development within the countryside, contrary to Policies 1, 3, 4, and 26 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Layout plan		676-04	02.09.2024
Elevation & Floor plan		676-05	02.09.2024
Elevation plan	Entrance layout	676-06	02.09.2024
Details plan	Visibility splays	676-07	02.09.2024
Supporting Statement		NONE	02.09.2024
Location plan		676-01	02.09.2024
Block plan		676-02	02.09.2024
Layout plan	Existing	676-03	02.09.2024

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: 28/10/2024

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.