Horsham District Council

Miss Megan Wright
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

NOTICE OF REFUSAL TO GRANT A LAWFUL USE OR DEVELOPMENT CERTIFICATE

TOWN & COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (ENGLAND) 2015

Application No: DC/25/0009

1. Refusal

Horsham District Council by this notice **refuses** the application made under s191 of the Town and Country Planning Act 1990 (as amended) dated 19th March 2025 (reference DC/25/0009) for the matters referred to in paragraph 2 in respect of the land described in paragraph 3 for the reasons set out in paragraph 4.

2. Matters

Application to confirm the laying of a private access track and associated storage area on a date four years previous (Lawful Development Certificate - Existing).

3. The land to which this refusal relates

Land Which Forms Part of Mannings Heath Golf Club & Wine Estate, Hammerpond Road, Mannings Heath

4. Reason for refusing this application

It has not been demonstrated on the balance of probability that the laying of a private access track and associated storage area was constructed and completed in excess of 4 years prior to submission of the application (and prior to 25 April 2024).

5. Schedule of plans/documents

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	06.01.2025
Location plan		NONE	06.01.2025

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.



Emma Parkes
Head of Development and Building Control

Date: 19/03/2025