Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
57 Lower Street
Pulborough
RH20 2AZ

Application Number: DC/24/1959

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

On behalf of: Ms Kate Sampson

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:

Removal of 9No. fishing swims and the siting of 3 shepherds huts for use as holiday accommodation (Class C3) together with associated works.

Furnace Lakes Guildford Road Slinfold RH13 0QZ

as shown on Plan and Application Number DC/24/1959 submitted to the Council on 17/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 Insufficient information has been provided to demonstrate to the satisfaction of the Local Planning Authority that the proposed development would not be adversely impacted by flood risk, as the proposal falls within Flood Zone 3 and is considered a more vulnerable use. The proposal would therefore not comply with Policy 38 of the Horsham District Planning Framework (2015).

2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the groundworks of the development and future pressure associated with the proposed recreational usage would not result in adverse impact on the designated Ancient Woodland, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraph 193 of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Planning	NONE	17.12.2024
Supporting Statement	Water Neutrality	NONE	17.12.2024
Supporting Statement	Biodiversity Net Gain Assessment	NONE	17.12.2024
Location plan		NONE	17.12.2024
Site plan	Proposed	NONE	31.01.2025
Details Plan	Cycle Storage		31.01.2025

Site plan	Existing	NONE	17.12.2024
Elevation plan		03 REV A	17.12.2024
Floor plan		02 REV A	17.12.2024
Layout plan	3D	NONE	17.12.2024
Details plan	3D	NONE	17.12.2024
Details plan	3D	NONE	17.12.2024
Supporting Statement	Habitat Survey	NONE	17.12.2024

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: 14/03/2025

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.