Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/24/1404

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

On behalf of: Mr R Rucklidge Merryhill Mushrooms

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:

Demolition of existing outbuildings and erection of a barn.

Merryhill Storrington Road Thakeham West Sussex

as shown on Plan and Application Number DC/24/1404 submitted to the Council on 12/09/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the resulting activity when considered cumulatively, would not result in a significant increase in the overall level of activity in the countryside. The proposal would therefore be contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015) and Policy Thakeham1 of the Thakeham Neighbourhood Plan.

2 The proposed development would be of a scale, massing, and bulk that would result in overdevelopment of the site and would fail to relate sympathetically to the built characteristics and proportions of the nearby built form. The proposal would therefore be contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policy Thakeham6 of the Thakeham Neighbourhood Plan.

3 The level of activity and nature of the proposal, when coupled with its siting and scale, has the potential to result in adverse harm to neighbouring residential properties through noise, odour, overbearing impact, and loss of natural light. The proposal would therefore be contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

4 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 193 and 194 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).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Plans	DE1223 / 02 REV P1	12.09.2024
Elevation & Floor plan	Proposed Floor Layouts	DE1223 / 04 REV P1	26.11.2024
Tree plan		NONE	12.09.2024
Details plan		DE1223.3 REV P1	12.09.2024
Elevation plan	Existing Elevations	DE1223 / 03 REV P1	12.09.2024
Location & Site plan	Site Plan	DE1223 / 01 REV P2	26.11.2024

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: 21/01/2025

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.