Horsham District Council

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

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

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

Application No: DC/25/0805

Horsham District Council hereby certifies that on the 14th May 2025 the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 as amended ("the Act") for the following reasons:

1 It has 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).

FIRST SCHEDULE

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

SECOND SCHEDULE

Mannings Heath Golf Club Hammerpond Road Mannings Heath Horsham

Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Affidavit - B Anderson	NONE	14.05.2025
Supporting Docs	Affidavit D Kerridge	NONE	14.05.2025
Supporting Statement	Planning Statement	NONE	14.05.2025
Location plan	Red Line Plan - Track	NONE	14.05.2025

Additional Notes

1. This certificate is issued solely for the purpose of s191 of the Act (as amended).

2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and thus was not liable to enforcement action under Part 7 of the Act on that date.

3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land described in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by s 192(4) of the Act which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operation begun, in any of the matters relevant to the determining of such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 09/07/2025

Plan

