Horsham District Council

Christopher Jones
Jones Projects Architectural
Hollytree House
Cuckfield Road
Burgess Hill
West Sussex
RH15 8RE

Application Number: DC/24/0173

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

On behalf of: Mr Vlad Mihovilovic

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:

Construction of new access to the highway

Green Oaks Barn Wheatsheaf Road Henfield West Sussex

as shown on Plan and Application Number DC/24/0173 submitted to the Council on 05/02/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed development would fail to protect, conserve, or enhance the landscape character of the locality, and due to the extent of the vehicular access and the proximity to nearby trees, would result in harm to, and potential loss of, high landscape value natural features. When considered cumulatively, the proposed development would therefore detract from the informal and verdant character of the rural area and would result in adverse harm to the landscape character and visual amenity of the street scene, contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policy 12 of the Henfield Neighbourhood Plan 2017-2031.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan		NONE	21.02.2024
Location plan	Visibility Splays	NONE	26.01.2024
Layout plan	Plan View	NONE	26.01.2024
Site plan	New Entrance	NONE	26.12.2023
Supporting Statement	Arboricultural Implications Assessment for Proposed Access Drive and Parking Area by Broad Oak Tree Consultants Limited dated 14 May 2024	NONE	21.05.2024
Elevation plan	Street Scene View	NONE	26.12.2023
Location plan		NONE	26.12.2023

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: 19/09/2024

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. Other types of application have different timescales. In particular, if an enforcement notice is/has been served for the same (or very similar) land and development, appeals should usually be lodged within 28 days. 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.