Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
New Bartram House
3-5 Swan Court
Station Road
Pulborough
West Sussex
RH20 1RL

Application Number: DC/23/2108

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

On behalf of: Mr Newman White Ridge Estates Ltd

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:

Change of use of Unit 1 from Use Class E (formerly Class B1) to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class B2); and use of adjacent hardstanding for the display and storage of caravans and motorhomes and erection of fencing to enclose the site (Part Retrospective)

Whitebreads Farm Stane Street Slinfold West Sussex

as shown on Plan and Application Number DC/23/2108 submitted to the Council on 22/11/2023. 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 with a sufficient degree of certainty that the proposed development would not contribute to an 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), Paragraph 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

2 The proposal would be considered to be incompatible with its countryside location as the effect would lead to the erosion of the countryside. The development would therefore be considered contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).

3 The stationing of the caravans upon this parcel of land is not considered to protect, conserve or enhance the landscape character, and is considered to result in unacceptable harm to the landscape character and setting of the countryside location, contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received

			Date
Location plan		NONE	20.11.2023
Site plan	As existing	NONE	20.11.2023
Site plan	As proposed	NONE	20.11.2023
Elevation & Floor plan	Unit 2, as pre-existing	1266-02	21.11.2023
Elevation & Floor plan	Unit 2, as pre-existing and proposed	1266-02	22.11.2023
Elevation & Floor plan	Unit 1, as pre-existing	1266-11 REV A	20.11.2023
Elevation & Floor plan	Unit 1, as proposed	1266-10 REV A	20.11.2023
Plans	Security Fencing panel, as proposed	NONE	21.11.2023
Location plan	Ownership	NONE	20.11.2023
Elevation & Floor plan	Cabins, as existing	1266-14	20.11.2023
Supporting Statement	Ecology Impact Assessment & Enhancement Plan - May 2024		21.05.2024

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: 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 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.