

Mr Brian Woods
WS Planning and Architecture
5 Pool House
Bancroft Road
Reigate
RH2 7RP

Application Number: DC/26/0506

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

On behalf of: Harris and Ripley

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 land to Gypsy/Traveller site comprising 2 pitches with the siting of a mobile home and dayroom per pitch.

Land at Grid Reference 510699 117812 To The South of Dukes Copse Community Bramble Lane Thakeham West Sussex

as shown on Plan and Application Number DC/26/0506 submitted to the Council on 01/06/2026. 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 that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and paragraph 187(d) of the National Planning Policy Framework (2024).
- 2 The proposed development would likely introduce an incongruous and urbanising form of development that fails to respect the rural character of the area, and it has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development by virtue of the cumulative impact of the built form, comprising the siting of caravans, associated day room buildings, hardstanding, and domestic paraphernalia, would not result in harm to the rural character and visual amenity of the countryside setting. The proposal therefore fails to protect the intrinsic character and beauty of the countryside, contrary to Policies 23, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015), and paragraphs 135(c) and 187(b) of the National Planning Policy Framework (2024).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Site Location Plan	J005516-DD-01 Rev A	19.05.2026
Block plan	As Existing Block Plan	J005516-DD-02	24.03.2026
Site plan	As Existing Site Plan	J005516-DD-03	24.03.2026

Block plan	As Proposed Block Plan	J005516-DD-12 Rev A	24.03.2026
Site plan	As Proposed Site Plan	J005516-DD-13 Rev A	24.03.2026
Elevation & Floor plan	As Proposed Dayroom Plans and Elevations	J005516-DD-14 Rev A	24.03.2026
Location plan	Site Location Plan	J005516-DD-01	24.03.2026

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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: 27/07/2026

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>.