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Application Number: DC/17/2535

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

On behalf of: George Corfield

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:

Full application for a 5 pitch proposed site for settled gypsy accommodation.

Land Rear of Millers Mead Nuthurst Street Nuthurst Horsham

as shown on Plan and Application Number DC/17/2535 submitted to the Council on 20/11/2017. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed development and associated access, by reason of its layout, scale, siting and design, would fail to integrate into the immediate landscape and would represent a harmful urbanising form of development, out of keeping with and detrimental to the rural character and appearance of the site. The proposal would therefore be contrary to policies 2, 23, 25, 26, 31, 32 and 33 of the Horsham District Planning Framework (2015), and policy 10 of the Nuthurst Neighbourhood Plan (2015).
- 2 The proposed development, by virtue of the level of intensification across the site and the backland setting relative to neighbouring residential boundaries and properties, and arising as a result of increased vehicular movements, would result in significant harm to residential amenity, contrary to policies 23 and 33 of the Horsham District Planning Framework (2015).
- 3 The proposal site for five gypsy and traveller pitches, by virtue of its scale and location, would result in an adverse impact on the adjacent neighbouring Ancient Woodlands to the east of the site, Sherlocks Wood, due to the potential residential pressures, and would ultimately lead to the deterioration of the quality of the woodland, contrary to Paragraph 118 of the National Planning Policy Framework and Policy 31 of the Horsham District Planning Framework (2015).
- 4 The application is accompanied by inadequate information relating to the trips generated by the development and to demonstrate that the proposed access is safe and suitable for vehicular and pedestrian use. The proposal is therefore contrary to Policies 23 and 40 of the Horsham District Planning Framework (2015).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		001	10.11.2017
Elevation & Floor plan	Utility	NONE	10.11.2017
Elevation & Floor plan	Mobile Home	NONE	10.11.2017

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.



Dr Chris Lyons
Director of Planning, Economic Development & Property

Date: 09/02/2018

ADDITIONAL INFORMATION

Right of Appeal

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 and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at www.planningportal.gov.uk/pcs