



**Horsham
District
Council**

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref: DC/25/1740
Your ref: P2197i - Prior Approval
Jacksons
Email: planning@horsham.gov.uk
Direct Line: 01403 215429
If Calling Please ask for: Bethan Tinning
Date: 16th December 2025

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q**

Prior Notification for Change of Use of 2no. Agricultural Buildings to 8no. dwellinghouses (C3 Use Class).

Jacksons Hammerpond Road Plummers Plain Horsham

Further to the above notification which was received on 28 October 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

- 1 Building 5 was subject of a condition following the grant of planning permission DC/06/0408, which stated that the building shall be used for agricultural purposes only, as defined in Section 336(1) of the Town and Country Planning Act 1990. Article 3(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development contrary to any condition imposed on by any planning permission is not permitted. Therefore, building 5 is unable to benefit from the provisions of Class Q of Schedule 2, Part 3 of this Order.

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.

Schedule of plans/documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	DEMOLITION & MANAGEMENT SURVEYS TO IDENTIFY ASBESTOS	S0923/37	14.11.2025
Supporting Statement	REMEDATION STRATEGY	C17195	14.11.2025
Supporting Docs	Transport Appraisal	ITS19302-013A	28.10.2025
Supporting Docs	Structural Appraisal	NONE	28.10.2025
Supporting Docs	Ground Contamination Risk Assessment Report	R16640	28.10.2025
Supporting Docs	Cover Letter	NONE	28.10.2025
Elevation & Floor plan	Existing	2024/PL12	28.10.2025
Elevation & Floor plan	Existing	2024/PL11	28.10.2025
Elevation & Floor plan	Proposed	2024/PL13	28.10.2025
Elevation & Floor plan	Proposed	2024/PL14 REV A	28.10.2025
Layout plan	Existing	2024/PL15	28.10.2025
Layout plan	Proposed	2024/PL16	28.10.2025
Location plan	Existing and Proposed	2024/PL17	28.10.2025

Planning permission is therefore required for the proposed development.

Appeals to the Secretary of State

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 this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most 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>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control