Horsham District Council

Mr Robert Gifford von Schiller
Glencairn Ltd
Unit G02
Eurocity
Europort Avenue
Gibraltar
GX11 1AA

Our ref:	DC/26/1462
Your ref:	Hill Brow
Email:	planning@horsham.gov.uk
Direct Line:	01403 215066
If Calling Please ask for:	Sam Nye
Date:	2nd November 2026

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 6

Prior notification for the demolition of an existing redundant agricultural building and erection of a new build agricultural structure for the storage of machinery and equipment.

Hill Brow West Chiltington Lane Billingshurst West Sussex

Further to the above notification which was received on 10 September 2026, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 The applicant has failed to demonstrate that a site notice was displayed on or near the land for a period of not less than 21 days, as required by paragraph A.2(2)(d)(iv) of Class A, Part 6, Schedule 2. As the statutory publicity requirements have not been satisfied, the Local Planning Authority is unable to conclude that the necessary prior approval procedure has been properly carried out. The proposal therefore does not accord with paragraph A.2(d)(d)(iv) of Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 Notwithstanding refusal reason 1, it has not been demonstrated to the satisfaction of the Local Planning Authority that land subject of the notification falls within the definition of agriculture as outlined with Section 336 of the Town and Country Planning Act 1990 nor that the building is reasonably required for purposes related to agriculture. As such, the site would not benefit from the permitted development right granted under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3 Notwithstanding refusal reason 1, the siting of the proposed building would be located within the Ancient Woodland of Duncan's Copse. In the absence of information to demonstrate otherwise, the siting and means of construction has potential to adversely impact the irreplaceable habitat of the Ancient Woodland.

Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	10.09.2026
Elevation plan	Elevation All (Proposed)	ESWS-0044 REV 00	10.09.2026
Elevation plan	Front Elevation (External) (Proposed)	ESWS-0044 REV 00	10.09.2026
Elevation plan	Front Elevation Frame	ESWS-0044 REV 00	10.09.2026
Elevation plan	Elevation All Frame	ESWS-0044 REV 00	10.09.2026
Section plan	Cross Section (Proposed)	ESWS-0044 REV 00	10.09.2026
Floor plan	Floor Plan (Proposed)	ESWS-0044 REV 00	10.09.2026
Plans	Footing Plan (Proposed)	ESWS-0044 REV 00	10.09.2026
Supporting Statement	Land Registry Title Plan	NONE	05.10.2026
Supporting Statement	Email - Further Details of Agricultural Activities	NONE	02.10.2026

Planning permission is therefore required for the proposed development.

Yours faithfully



Emma Parkes
Head of Development and Building Control

NOTIFICATION - 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.