Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Our ref:	DC/25/0783
Your ref:	Toat Farm - Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	4th July 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 Agricultural Building to 7no. dwellinghouses including partial demolition.

Pulborough Stud Blackgate Lane Pulborough West Sussex

Further to the above notification which was received on 12 May 2025, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the land was used for agricultural purposes on 24th July 2023, or ten years prior, and that the building was in agricultural use as part of an established agricultural unit for the purpose of trade or business as set out in Paragraph X of Part 3. The notification therefore does not comply with paragraph Q.1.(a) of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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
Block plan	Site Block Plan	150_02	12.05.2025
Floor plan	Existing Plans	150_03	12.05.2025
Roof plan	Existing Roof Plans	150_04	12.05.2025
Elevation plan	Existing Elevations	150_05	12.05.2025
Floor plan	Proposed Ground Floor	150_06	12.05.2025
Floor plan	Proposed First Floor	150_07	12.05.2025
Roof plan	Proposed Roof Plan	150_08	12.05.2025
Elevation plan	Proposed Elevations	150_09	12.05.2025
Location plan	Site Location Plan	150_01	12.05.2025

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



Emma Parkes
Head of Development and Building Control