



**Horsham
District
Council**

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

Our ref: DC/26/1234
Your ref: Winston's Farm
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 8th September 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 erection of 2no. agricultural buildings.

Winstons Farm, Muttons Lane, Ashington, West Sussex

In reference to your application, DC/26/1234, Horsham District Council did not make a determination before the expiry of 28 days following the receipt of the above application. I can though confirm that had the local planning authority been in a position to determine whether the siting and means of construction required prior approval it would have determined to **refuse prior approval** for the following reasons:

- 1 The proposed development would not constitute permitted development under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, failing to comply with the restrictions set out under A. and A.1 (a).
- 2 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have a significant impact on the Root Protection Area and future health of the mature trees subject of Tree Preservation Orders. In the absence of sufficient information, the proposed development has the potential to adversely impact these protected trees, in which their loss would result in adverse visual harm.
- 3 The proposed development, by reason of its design, would not reflect the rural qualities and fail to preserve the historic farmstead character in which it is situated, causing harm to the setting of the neighbouring listed building, contrary to Policy 34 of the Horsham District Planning Framework (2015).

Additional information for applicant

NOTE TO APPLICANT

The applicant is advised that a deemed consent relates solely to the prior approval matters set out in Schedule 2, Part 6, Class A, A.2 of the GPDO, it does not confirm or otherwise that the development meets the relevant limitations set out in A.1. The Council is of the view, for the reason set out above, that the development would not be permitted by Schedule 2, Part 6, Class A of the GPDO. In order to

receive confirmation that the proposed development falls within the relevant defined Class of the General Permitted Development Order 2015 the applicant is strongly advised to apply for a Certificate of Lawfulness of Proposed Use or Development under section 192 of the Town and Country Planning Act 1990.

NOTE TO APPLICANT

The applicant is advised that carrying out unauthorised works to trees that are under a Tree Preservation Order is a criminal offence. The granting of Deemed Consent under this application does not authorise any works to take place to the trees on the site under this protection. This includes cutting down, topping, lopping, uprooting, root cutting, wilful damage and wilful construction. The applicant is therefore strongly advised to seek approval from the council before carrying out any works to these trees, by means of a formal application.

Schedule of plans/documents

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

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	03.08.2026
Elevation plan	Proposed East and West Elevations	NONE	03.08.2026
Elevation plan	Proposed North and South Elevations	NONE	03.08.2026
Elevation plan	Proposed North and South Elevations	NONE	03.08.2026
Elevation plan	Proposed East and West Elevations	NONE	12.08.2026
Floor plan	Proposed Ground Floor Plan	NONE	12.08.2026
Floor plan	Proposed Ground Floor Plan	NONE	12.08.2026
Supporting Docs	Hay Production Costs	NONE	03.08.2026
Supporting Docs	Planning Statement	NONE	03.08.2026

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>.