



**Horsham
District
Council**

Mr Oliver Betchley
Meadow View
Petworth Road
Wisborough Green
RH14 0BJ

Our ref: DC/26/0795
Your ref: Prior Notification for the
erection of an agricultural
livestock and equipment
building and formation of
associated farm access track
RH55JP
Email: planning@horsham.gov.uk
Direct Line: 01403 215429
If Calling Please ask for: Bethan Tinning
Date: 11th June 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 an agricultural livestock and equipment building together with the formation of an associated farm access track and drainage works.

Land To The South and West of Shiremark Farm Horsham Road Capel

Further to the above notification which was received on 15 May 2026, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

- 1 The proposal would involve development within 25 metres of a metalled part of an A classified road. The proposal would therefore not meet the requirements of Schedule 2, Part 6, Class A.1(h) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).
- 2 The proposal would consist of the erection of a building to be used for the accommodation of livestock within 400 metres of the curtilage of a protected building. The proposal would therefore not meet the requirements of Schedule 2, Part 6, Class A.1(i) of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).
- 3 From the details provided, the proposed building would be located within the 15m buffer zone of the Ancient Woodland to the west of the site. The development has the potential to adversely impact the Ancient Woodland, where the siting of the building would be inappropriate.

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
Site plan		NONE	15.05.2026
Supporting Docs		NONE	15.05.2026
Location plan	Location Plan	NONE	15.05.2026

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>.