



Mr Raz Bugoi
Studio Here Ltd
Unit 2 The Square
Lewes Road
Forest Row
RH18 5ES

Our ref: DC/26/1146
Your ref: 0610 Eastlands Farm - Part 6,
Class A Trackway - Horsham
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 2nd 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 creation of a new agricultural access track

Easlands Park Farm Warninglid Lane Warninglid West Sussex

Further to the above notification which was received on 16 July 2026, I am writing to confirm that **prior approval is required and refused** for the following reason(s):

- 1 On the basis of the available information, the development subject of this notification has commenced prior to the giving of prior approval by the Local Planning Authority. The development does not therefore meet the conditions within Class A, A.2 (2)(iii) of Part 6 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.
- 2 Notwithstanding reason no. 1, the siting of the access track would be within the 15m buffer zone of Ancient Woodland which adjoins to the west. In the absence of information to demonstrate otherwise, the siting and means of construction has potential to adversely impact 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
Supporting Statement	Planning Statement	NONE	16.07.2026
Location plan		NONE	16.07.2026
Block plan	Existing Block Plan	NONE	16.07.2026
Block plan	Proposed Block Plan	NONE	16.07.2026

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>.