Horsham District Council

Miss Helen Clouting
Batcheller Monkhouse
Batcheller Monkhouse
67-69 The Broadway
Haywards Heath
RH16 3AS

Our ref:	DC/24/0639
Your ref:	Application for an agricultur...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	21st May 2024

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 building to provide undercover storage for hay, straw and machinery.

Dummers Farm Smithers Hill Lane Shipley West Sussex

In reference to your application, DC/24/0639, Horsham District Council hereby determines that **further prior approval is not required** in respect of the siting, design or external appearance of the proposed development.

The development can therefore be constructed in accordance with the plans and details set out below provided that all of the requirements of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 are met.

If further confirmation is required that the proposal constitutes permitted development, an application should be submitted for a certificate of lawful use or development under Section 192 of the Town and Country Planning Act 1990 (as amended).

You should also ensure that all other consents necessary to construct the development, for example under the Building Regulations, are met.

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	24.04.2024
Site plan	As proposed	NONE	24.04.2024
Layout plan	Layout Plan	5 OF 5	24.04.2024
Elevation plan	Northern Elevation	1 OF 5	24.04.2024
Elevation plan	Southern Elevation	2 OF 5	24.04.2024
Elevation plan	West Elevation	3 OF 5	24.04.2024
Elevation plan	East Elevation	4 OF 5	24.04.2024

Note to applicant
The site lies within the Sussex North Water Supply Zone where Natural England has advised that water extraction cannot be concluded as having no adverse effect on the integrity of the Arun Valley Special Area Conservation (SAC), the Arun Valley Special protection Area (SPA) and the Arun Valley Ramsar Site.

It is a condition of Permitted Development (Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended) that development likely to have a significant effect on a European Site "must not be begun" until an application has been made to Natural England for its opinion as to whether the development is likely to have a relevant effect.

Following this an application must be made to the Local Planning Authority for its approval. No development must be begun until the developer has received written notification of the approval of the Local Planning Authority. For further information on this process see Regulations 75 to 77 of the Conservation of Habitats and Species Regulations 2017 (General Development Orders).

The Applicant is advised that any development commenced without compliance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017.

Yours faithfully



Emma Parkes
Head of Development and Building Control