Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref: DC/24/0038
Your ref: Stumbleholme Farm Rusper Road...
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 5th February 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 11, Class B

Prior Notification for demolition of existing agricultural barn

Stumbleholme Farm Rusper Road Ifield West Sussex

In reference to your application, DC/24/0038, Horsham District Council hereby determines that **further prior approval is not required**.

The proposal can now proceed subject to the following conditions:

1. The works must be carried out in accordance with the details submitted.

You should 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	09.01.2024
Supporting Docs	Agent Site Notice	NONE	09.01.2024
Supporting Statement		NONE	09.01.2024

Additional information for applicant

- The Applicant is advised that this decision relates solely to the matters of Prior Approval under Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and makes no determination of any other prior approval matters under other Classes and Parts of the Order.

- The Applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

- The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.

- If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

- The applicant is reminded that it is an offence to obstruct the public highway which runs immediately to the west of the application site.

Yours faithfully



Emma Parkes
Head of Development and Building Control