Horsham District Council

Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref:	DC/24/1599
Your ref:	Woodlands Farm, Broadwater Lane, Copsale, Horsham Wes Sussex RH13 6QW - Class Q
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	25th February 2025

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 3, Class Q

Prior Notification for Change of Use from an Agricultural Building to 1no dwellinghouse (C3 Use Class).

Woodlands Farm Broadwater Lane Copsale West Sussex

Further to the above notification which was received on 14 October 2024, I am writing to confirm that Horsham District Council did not make a determination before the expiry of 56 days following the receipt of the above application.

I can though confirm that had the Council been in a position to determine the application, it would have determined that **prior approval is required and refused** for the following reason: -

1 It has not been demonstrated to the satisfaction of the Local Planning Authority that the building subject of this application was in use solely for agricultural purposes, in connection with an agricultural trade or business, on or before 20th March 2013. The proposal is therefore contrary to paragraph Q.1(a) of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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		NONE	14.10.2024
Floor plan	Existing Barn and Roof	EFP1 REV A	14.10.2024
Block plan	Existing	EBP1 REV B	11.11.2024
Location plan		LOC1 REV A	14.10.2024
Elevation plan	Proposed	PEV1 REV A	14.10.2024
Floor plan	Proposed and Roof	PFP1 REV A	14.10.2024
Block plan	Proposed	PBP1 REV B	11.11.2024
Elevation plan	Existing Barn	EEV1 REV A	14.10.2024

Additional information for applicant

- The applicant is advised that the development can only lawfully proceed if carried out in accordance with the conditions and limitations imposed by Class Q (within Part 3 of Schedule 2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Local Planning Authority, for the reason set out above, is of the view that the change of use does not represent permitted development. It would therefore be advised that a lawful development certificate should be sought prior to any development taking place on the site.

- The applicant is also advised that planning permission granted by Article 3(1) of the GPDO for the classes of development described as permitted development in Schedule 2 are subject to the provisions of the Order and Regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (as amended) relating to general development orders.

  Regulation 75 provides that it is a condition of any planning permission granted by a general development order made on or after 30 November 2017 that development which (a) is likely to have a significant effect on a designated habitats site, alone or in combination with other plans or projects, and (b) is not directly connected with or necessary to the management of the site must not be begun until the developer has received written notification of the approval of the local planning authority under Regulation 77.

  Further details on this process are available through:-

  https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservation-of-habitats-and-species-regulations

Yours faithfully



Emma Parkes
Head of Development and Building Control