Horsham District Council

Jonathan Scrase
Scrase Farms
Scrase Farms
Black Gate Lane
Pulborough
RH20 1DF

Our ref:	DC/25/0801
Your ref:	Haybarn hay barn
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 174
If Calling Please ask for:	Steve Astles
Date:	7th July 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 6

Prior Approval for a hay barn for the storage of hay and straw.

The Hay Barns Haybarn Rough Blackgate Lane Pulborough West Sussex

Further to the above prior notification which was received on 13 May 2025, I am writing to confirm that **prior approval is required and granted**.

This decision relates solely to whether the prior approval of the local planning authority was required as to the siting, design and external appearance of the development. 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).

The proposal can now proceed in accordance with the submitted details.

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	13.05.2025
Elevation & Floor plan	Proposed Elevations and Floor Plan	NONE	11.06.2025

Additional information for 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. For further information on this process see Regulations 75 to 77 of the Conservation of Habitats and Species Regulations 2017 (General Development Orders), and the following link: -

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

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.

Yours faithfully



Emma Parkes
Head of Development and Building Control