Horsham District Council

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Our ref:	DC/24/1892
Your ref:	P-037 - Redlands Farm Washington - Erection of Forestry Building
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 174
If Calling Please ask for:	Steve Astles
Date:	27th January 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 notification for the erection of a forestry building / barn.

Redlands Farm House Rock Road Washington Pulborough

Further to the above prior notification which was received on 6 December 2024, 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).

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		LOC1 REV A	06.12.2024
Block plan		PBP REV A	06.12.2024
Floor plan		PFP REV B	13.01.2025
Roof plan		PRF REV A	06.12.2024
Elevation plan		PEV REV A	06.12.2024

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

The Applicant is advised that any development should not be 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