Horsham District Council

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Our ref:	DC/25/1196
Your ref:	St John's Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
Date:	15th September 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 an agricultural building for the storage of hay, silage and agricultural machinery and equipment.

St Johns Farm Trout Lane Brooks Green West Sussex

Further to the above prior notification which was received on 22 July 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.

Additional information for applicant

It is also noted that Public Footpath FP2812, which runs along the northern boundary of the site, must not be obstructed, narrowed, or disturbed. The red line boundary sits to the south of this footpath, and any interference with its legal route or surface would constitute an offence under the Highways Act 1980. If the applicant is uncertain about the legal width or alignment of the footpath, it is strongly recommended that they contact WSCC Legal Services at legal.services@westsussex.gov.uk for clarification.

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	Planning	NONE	22.07.2025
Location & Block plan	Building Layout & Elevations & Site & Location Plans	23-08-01	22.07.2025

NOTIFICATION - Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

Yours faithfully



Emma Parkes
Head of Development and Building Control