Horsham District Council

Mr Julian Sharpe
White and Sons
3 Massetts Road
Horley
Surrey
RH1 7PR

Our ref: DC/24/0246
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215 174
If Calling Please ask for: Steve Astles
Date: 11th March 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 6

Prior Notification for the erection of an agricultural barn for storage of machinery

Holmans Farm Haven Road Five Oaks West Sussex

In reference to your application, DC/24/0246, Horsham District Council hereby determines that **further prior approval is not required** in respect of the siting, design or external appearance of the proposed development.

The development can therefore be constructed in accordance with the plans and details set out below provided that all of the requirements of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 are met.

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).

You should also 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 & Site plan	Elevations and Floor, as proposed	24-02-01	09.02.2024
Supporting Statement	Planning	NONE	09.02.2024
Supporting Statement	Agricultural	NONE	09.02.2024

Note to 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 commenced without compliance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017.

Note to applicant
The application site is within a red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping. Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Development taking place under the Town & Country Planning (General Permitted Development) (England) Order 2015 does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Yours faithfully



Emma Parkes
Head of Development and Building Control