

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1826	Case Officer:	Catherine Cardin
Application Type:	Agricultural Prior Not. - Building		
Proposal:	Steel portal framed building with conventional pitched roof for secure storage of forestry products and equipment.		
Site:	Stone Wood Cottage, Selsfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TN, ,		
Validation Date	22 Jul 2025	Overall Expiry Date:	3 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval Is Not Required	Recommendation Date:	3 Sep 2025
Target Date:	19 Aug 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	4 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1826

**Stone Wood Cottage, Selsfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TN, Steel portal framed building with conventional pitched roof for secure storage of forestry products and equipment.
Mr David McCaig**

SUMMARY OF REPRESENTATIONS

None received.

PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

This application seeks a determination as to whether prior approval is required for an forestry development at Stone Wood Cottage, Selsfield Road, Ardingly, Haywards Heath, RH17 6TN. The application is made under the provisions of Class E, Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

SITE AND SURROUNDINGS

The application site at Stone Wood Cottage is located off the eastern side of Selsfield Road, outside the built-up area boundary of Ardingly. The site is located within the High Weald Area of Outstanding Natural Beauty and within the countryside. The site is located to the east of a lane running parallel to the Selsfield Road.

The application site comprises of an agricultural field to the south and east of Stone Wood Cottage which has a two-storey form. Neighbouring properties are located to the north and south.

APPLICATION DETAILS

The proposed building would have a width of some 30 metres and a depth of some 15 metres. This would have a pitched roof with an overall height of some 7.3 metres and a height to the eaves of some 5 metres. The building would be constructed in steel frame with a plastic-coated steel cladding roof, plastic coated steel cladding and precast concrete walls, and roller shutter doors.

The proposed building would be used for the storage of forestry products and equipment. The applicant has advised that this building is required for the secure storage of large-scale plant and equipment to enable the management of woodland within the estate.

LEGAL FRAMEWORK

Under the provisions of Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, Prior Notification of the forestry development must be submitted to the LPA for consideration as to the siting, design and appearance of the development. The LPA must thereafter issue a decision as to the requirement for prior approval of the development within 28 days of the receipt of the application. The relevant part of the order states:

Class E - forestry developments

Permitted development

- E. The carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of—
- (a) works for the erection, extension or alteration of a building;
 - (b) the formation, alteration or maintenance of private ways;
 - (c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;
 - (d) other operations (not including engineering or mining operations).

Development not permitted

E.1 Development is not permitted by Class E if—

- (a) it would consist of or include the provision or alteration of a dwelling;
- (b) the height of any building or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres in height;
- (c) any part of the development would be within 25 metres of the metalled portion of a trunk road or classified road; or
- (d) any building for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land which is occupied together with that building for the purposes of forestry.

Conditions

E.2-(1) Subject to sub-paragraph (3), development consisting of the erection of a building or the extension or alteration of a building or the formation or alteration of a private way is permitted by Class E subject to the following conditions—

- (a) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way;
 - (b) the application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid;
 - (c) the development must not begin before the occurrence of one of the following—
 - (i) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (ii) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval;
 - (iii) the expiry of 28 days following the date on which the application under sub-paragraph (1)(b) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;
 - (d) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—
 - (i) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant;
 - (ii) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (d)(i) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;
 - (e) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—
 - (i) where prior approval is required, in accordance with the details approved;
 - (ii) where prior approval is not required, in accordance with the details submitted with the application;and
 - (f) the development must be carried out—
 - (i) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given,
 - (ii) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b).
- (2) In the case of development consisting of the significant extension or the significant alteration of the building such development may be carried out only once.

(3) Sub-paragraph (1) does not preclude the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

Interpretation of Class E

E.3—(1) For the purposes of Class E—

"significant extension" or "significant alteration" means any extension or alteration, as the case may be, of the building where the cubic content of the original building would be exceeded by more than 10% or the height of the building as extended or altered would exceed the height of the original building; and

"site notice" means a notice containing—

- (a) the name of the applicant,
- (b) the address or location of the proposed development,
- (c) a description of the proposed development and of the materials to be used,
- (d) a statement that the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way,
- (e) the name and address of the local planning authority, and which is signed and dated by or on behalf of the applicant.

(2) For the purposes of Class E, development that is reasonably necessary for the purposes of forestry includes works for the erection, extension or alteration of a building for housing a biomass boiler or an anaerobic digestion system; for storage of fuel for or waste from that boiler or system; or for housing a hydro-turbine.

ASSESSMENT

Prior to development commencing, development which complies with the above criteria can benefit from permitted development rights subject to, applying to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The proposal does not consist of or include the provision or alteration of a dwelling. The proposed building would not be within 3km of an aerodrome. Plans show that the building would be located more than 25 metres of the metalled portion of a trunk road or classified road.

The applicant has stated that the building is required for forestry purposes, to enable onsite storage of forestry products and equipment. The proposed building complies with the criteria set out in Part 6, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONCLUSION

In conclusion, it has been satisfactorily demonstrated that the erection of the building is reasonably necessary for the purposes of forestry and is deemed to comply with the applicable permitted development criteria as set out within Class E of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, the siting, design and appearance are appropriate and its impact on the Area of Outstanding Natural Beauty is also considered acceptable. It is therefore considered that the proposal is permitted development under Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not required and the development can therefore proceed in accordance with the submitted details.

Decision: Prior Approval Is Not Required

Case Officer: Catherine Cardin