

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1712	Case Officer:	Tracie Axford
Application Type:	Agricultural Prior Not. - Building		
Proposal:	Erection of a forestry barn		
Site:	Rashes Farm, Selsfield Road, Turners Hill, Crawley, West Sussex, RH10 4PR, ,		
Validation Date	4 Jul 2025	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval Is Not Required	Recommendation Date:	25 Jul 2025
Target Date:	1 Aug 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	25 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1712

**Rashes Farm, Selsfield Road, Turners Hill, Crawley, West Sussex, RH10 4PR,
Erection of a forestry barn
Mr Verbeeten**

INTRODUCTION

The application is Prior Notification under Class E of Part 6 of the General Permitted Development Order 2015 (as amended) for the erection of a forestry barn.

SITE AND SURROUNDINGS

The application site at Rashes Farm is located off the eastern side of Selsfield Road, outside the built up area boundary of Turners Hill. The site is located within the High Weald Area of Outstanding Natural Beauty and within the countryside. The site is located at the end of a private access road.

The application site is adjacent to the dwellinghouse of Springfield which has a single storey form with an adjacent garage building and a two storey annexe creating an enclosed courtyard with the main garden to the south and west. To the north of this site is Rashes Farmhouse, a Grade II listed building.

APPLICATION DETAILS

The applicant is seeking a Lawful Development Certificate for a proposed barn for forestry use measuring 12.2m in width, 5.8m in depth and will have a ridge height of 7m. Externally, the barn will have walls of brick and timber weatherboard with a clay tile roof.

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 applicant has stated that the barn is required for forestry purposes, to enable onsite storage of processed site-derived timber and related hand tools. The proposed barn 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, the proposed development 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). Prior approval of the siting and design is therefore not required.

Decision: Prior Approval Is Not Required

Case Officer: Tracie Axford