



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0901

Trawlers Farmhouse, Dragons Green Road, Shipley, Horsham, West Sussex, RH13 8GQ

DESCRIPTION:

Prior notification for the erection of a general purpose steel portal framed agricultural building with adjoining hard standing and access track.

RELEVANT PLANNING HISTORY:

None relevant.

SITE AND SURROUNDINGS:

The total area of the entire agricultural unit is 535.4 hectares. The agricultural business has been in operation for 49 years. To the south of the application site are a number of agricultural buildings used in relation to the agricultural use at Trawlers Farm.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) for the erection of a general-purpose steel portal framed agricultural building with adjoining hardstanding and access track.

The agricultural barn would be 42m in length, have a height to eaves of 4.57m, breadth of 24m and overall height of 8.07m. The materials would comprise part pre-cast concrete panels with timber cladding above to three elevations, with the fourth elevation open. These will be grey concrete and natural timber. For the roof, corrugated fibre cement roof sheeting, with roof lighting in grey colour. The hardstanding area would be 432sqm and surrounding the building footprint which is 1,008 sqm. An access track is also proposed, which runs from the existing north-south access track running to Trawlers Farm, to the proposed agricultural building.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 26 - Strategic Policy: Countryside Protection

Policy 33 - Development Principles

Policy 38 - Strategic Policy: Flooding

Policy 41 - Parking

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

Permitted Development

Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

- a) *Works for erection, extension, or alteration of a building; or*
- b) *Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."*

The permitted development right is subject to a number of provisions and conditions. There is no apparent conflict with A.1 (a) through to (l).

The submitted Agricultural Justification statement details the background of the farming operations at Trawlers Farm and the other farms in connection with the operation of this farming enterprise. The farming business requires extensive buildings for machinery and equipment storage, cattle housing, straw and fodder storage, workshop, milling of timber for on-farm use and general-purpose storage. The statement details that the agricultural tenancy at Bakers Farm is ceased on 30th June 2026, and as such, this will result in the loss of 3,435.36 m² of buildings and 3,125.90 m² of hardstanding. The operations will therefore be required to account for this loss by repurposing existing under-utilised buildings at Birchwood Farm and taking back control of buildings at Trawlers Farm. It is considered that the need for the erection of a new general purpose agricultural building has been sufficiently demonstrated to be reasonably necessary for the purposes of agriculture.

The Trawlers Farm site comprises a number of existing agricultural buildings. The loss of the buildings will be partly mitigated through the efficient re-use of existing buildings on the holding, however, there remains a requirement to construct a new general purpose building for the storage of machinery, hay and straw. Therefore, on the basis of the information provided, the proposal for a new general purpose steel portal framed agricultural building and proposed hardstanding and access track is considered to be reasonably necessary for the purposes of agriculture.

Siting, Design and External Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design, and external appearance.

The agricultural building will be accessed via the existing access track. The building would be situated to the north of the existing agricultural buildings. The site is set back from public vantage points. The agricultural barn would be 42m in length, have a height to eaves of 4.57m, breadth of 24m and overall height of 8.07m. The open elevation on the northern side would facilitate access by machinery. The materials would comprise part pre-cast concrete panels with timber cladding above to three elevations, with the fourth open. These will be grey concrete and natural timber. The timber cladding would provide ventilation to the building, allowing safe storage of hay and straw and to mitigate the risk of combustion due to overheating. An area of hardstanding is proposed to surround the agricultural building. For the roof, corrugated fibre cement roof sheeting, with roof lighting in grey colour is also proposed.

The appearance is typical of rural agricultural buildings, and to those to the north of the building, and will not appear out of keeping with the character of the surrounding landscape. It is considered based on the information provided, that the proposed agricultural building would be of a suitable siting, design and external appearance.

Siting, Appearance and Means of Construction

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, appearance and means of construction of the private way.

The proposed access track will lead from the proposed agricultural building to the existing access track that runs north to south towards Trawlers Farm. The track will measure 20m x 3m, a total of 60sqm. The material of the track will be clean crushed concrete. It is considered that the proposed track would be acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purpose of agriculture. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that Prior Approval is required and permitted.

Recommendation: Prior Approval Required and PERMITTED

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0901

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Agricultural Justification	NONE	02.06.2026
Supporting Docs	Letter - Termination of Tenancy	NONE	02.06.2026
Plans	Bakers Farm Buildings	NONE	02.06.2026
Plans	Brick Kiln Buildings	NONE	02.06.2026
Plans	Trawlers Farm Buildings	NONE	02.06.2026
Plans	Birchwood Farm Buildings	NONE	02.06.2026

Elevation plan	Elevation and roof	26-12230	02.06.2026
Plans	Layout Plan	NONE	02.06.2026
Location plan		NONE	02.06.2026
Plans	Layout Plan with Access Track	NONE V2	08.07.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 20.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.07.2026