Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0086
Twenty-Five Acres, Leechpond Hill, Lower Beeding, West Sussex, RH13 6NR

DESCRIPTION:
Prior Notification for the erection of a storage barn.

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/20/1389 | Installation of land drains across 30 acres. Construction of a retention and reed-bed filtration pond. Amend and reverse the existing soil erosion and secure affected areas. | Application Refused on 06.11.2020. |
| DC/21/1263 | Construction of equestrian rehabilitation and training centre comprising stable building and indoor sand school with internal facilities. Alterations to vehicle access and creation of new access road and car parking. | Application Refused on 12.05.2022. |

SITE AND SURROUNDINGS:

The application site comprises agricultural land of 21 hectares. The application site is within a rural location, outside any defined built-up area boundary. The site sits within the High Weald Area of Outstanding Natural Beauty and is not located within a flood zone.

DETAILED DESCRIPTION:
This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether a new storage barn for the storage of hay would require prior approval.

The proposal seeks to erect a storage barn for the storage of hay. The barn would have a length of 30.4m, eaves height of 4.87m, breadth of 15.2m and overall height of 6.2m. The barn would be open sided, with natural grey fibre cement sheets on the roof.

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 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 the 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) to (j).

The application was called in, with further information was requested relating to the justification for the size and siting of the proposed storage barn, as the proposed barn is of a significant scale. The main reason for the barn is to store hay which is produced on the land and sold during the year. The other section of the barn will be split between logs, machinery, and the storage of pellet feed for the bird rearing and other equipment and supplies to do with rearing. The applicant also confirmed that the site has been an active farming business since September 2018. The application form states that the proposed development has been in use for the purposes of agriculture for 6 years. The form also states that the development is reasonably necessary for the purposes of agriculture as the straw and hay is currently stored in the open, and this needs to remain dry to be fed to cattle. Based on the above, it is considered that the Council holds no evidence to the contrary and the site is within agricultural use so the proposed storage barn would be reasonably necessary for the purposes of agriculture.

Siting, Design and 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 design and external appearance are what would be expected for an agricultural building and taking into account the specific nature of the intended use. The materials, nature grey fibre cement sheets on the roof, are similarly considered acceptable.

However, the site falls within the High Weald Area of Outstanding Natural Beauty (AONB) and due to the scale and appearance of the building, it is considered to have a significant impact on the appearance of the AONB. It is further noted that a Public Right of Way (PROW) is located to the south of the site and the scale of the proposed building would result in an adverse landscape impact on the

PROW, as well as the AONB. Due to the sensitivity of the location, it is considered that a large-scale agricultural building would not be appropriate in this location and therefore prior approval consent should be refused.

Conclusion

The proposed storage barn is considered to be reasonably necessary for the purposes of agriculture. However, due to the scale and siting, within a sensitive area, AONB and adjacent to a Public Right of Way, it is considered there would be an adverse landscape impact. For these reasons, it is considered that prior approval is required and refused.

**Recommendation: Prior Approval Required and REFUSED**

Reason:

1 The proposed storage barn would be of a significant scale and due to the sensitivity of the location, within an Area of Outstanding Natural Beauty (AONB) and adjacent to the Public Right of Way (PROW), the large-scale building would have an adverse landscape impact. The proposal would therefore not comply with Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

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.

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**Plans list for: DC/25/0086**
Schedule of plans/documents **not approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Location plan | | NONE | 21.01.2025 |
| Elevation plan | Roof | G [1] | 21.01.2025 |
| Plans | Column Layout | G [2] | 21.01.2025 |

**DELEGATED**

Case Officer sign/initial Bethan Tinning Date: 07.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.03.2025