



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1255

The Hay Barns Haybarn Rough, Blackgate Lane, Pulborough, West Sussex, RH20 1DF

DESCRIPTION:

Prior notification for the creation of a steel framed and sheeted with cement fibre roof hay storage barn.

RELEVANT PLANNING HISTORY:

DC/25/0801	Prior Approval for a hay barn for the storage of hay and straw.	Prior Approval Required and Permitted on 07.07.2025
DC/20/0441	Prior notification for the erection of an agricultural barn for the storage of hay and machinery	Prior Approval Not Required on 27.03.2020
DC/17/1154	Proposed erection of new agricultural barn for haylage packing	Application Permitted on 13.07.2017
DC/17/1150	Proposed erection of new agricultural barn for hay/machinery storage	Application Permitted on 24.04.2018

SITE AND SURROUNDINGS:

The application site is located in the countryside, outside any defined built-up area, to the northwest of the end of Blackgate Lane, Pulborough. The proposed barn would be sited immediately to the north of the existing agricultural buildings. Scrase Farms comprises approximately 166 hectares of agricultural land, which is primarily used for the production and supply of hay and straw to the equine sector.

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 hay storage barn.

The proposed barn would be used for the storage of hay due to an increase in hay production at the site. The agricultural barn would be 36.58m in length, have a height to eaves of 6.71m, breadth of 21.34m and overall height of 9.08m. It would be constructed using grey concrete panels and slate blue box-profile steel cladding on three elevations, while the eastern elevation would remain open. The roof would be finished with grey fibre cement sheeting.

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 information details that the existing hay storage capacity on the holding is no longer sufficient to accommodate the volume of hay produced by the farm. As a result, there is a requirement for additional covered storage to ensure hay can be stored in appropriate conditions. The proposed barn would also assist in meeting insurance requirements, which stipulate that individual hay storage buildings should be separated by a minimum distance of 20 metres.

Therefore, on the basis of the information provided, the proposal for the erection of a hay storage barn is considered to 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 proposed barn would be located north of the existing agricultural buildings at the established agricultural unit. The building would be rectangular in form and would reflect the appearance, dimensions and materials of other agricultural buildings permitted at the site. The proposed barn has been designed as a simple, functional structure for the storage of hay, and its form and appearance are appropriate to its intended agricultural use. Furthermore, it would be set well back from the public

Authorising Officer sign/initial Tamara Dale Date: 04.09.2026