

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 August 2026 12:42:17 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1234
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/08/2026 12:42 PM.

Application Summary

Address:	Winstons Farm Muttons Lane Ashington West Sussex RH20 3AL
Proposal:	Prior Notification for the erection of 2no. agricultural buildings.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address:	10 Rectory Close Ashington Pulborough West Sussex
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Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	This Prior Notification application was discussed at the Ashington Parish Council Planning Committee meeting on 26th August 2026. Ashington Parish Council has considered the submitted Planning Statement and the location plan available with the application. The Parish Council recognises the importance of supporting viable agricultural businesses and does not object in principle to properly justified agricultural development. However, the Council has significant concerns regarding this proposal and respectfully requests that the application is not approved as submitted.

The Council's concerns are set out below.

1. Insufficient information to establish compliance with Part 6 Class A of the GPDO

The application is being considered as a Part 6 Class A prior-notification application for agricultural development on an agricultural unit stated by the applicant to extend to approximately 16.2 hectares (40 acres).

The Parish Council accepts that, on the information supplied, the overall agricultural holding exceeds the 5-hectare threshold applicable to Class A.

However, the overall size of the agricultural holding does not, in itself, establish that the proposed development benefits from Class A permitted development rights.

In particular, Class A.1(a) provides that development is not permitted where it would be carried out on a separate parcel of land forming part of the agricultural unit which is less than one hectare in area.

The location plan appears to show field and land boundaries within the wider holding, but no detailed block/site plan has been provided identifying the precise position of the proposed buildings in relation to those boundaries.

The Parish Council therefore considers that the application does not presently provide sufficient information for the Council to establish whether the proposed buildings comply with this important limitation.

The Council respectfully requests that the applicant be required to provide:

a detailed site/block plan showing the precise footprint and location of each proposed building;
the boundaries of the agricultural unit;
the boundaries of the parcel or parcels in which each building is to be constructed;
the area, in hectares, of each relevant parcel; and
confirmation of the basis on which the applicant considers each proposed building to benefit from Class A permitted development rights.

The Parish Council is not asserting at this stage that the one-hectare requirement is breached, since the information necessary to establish that is not currently available. It is, however, a material statutory issue which should be resolved before the prior-notification application is determined.

2. Cumulative Class A development has not been adequately demonstrated

The proposed buildings have dimensions of approximately:

Building A: 25m × 15m, approximately 375m²;

Building B: 23m × 18m, approximately 414m².

The combined footprint is therefore approximately 789m², with a stated maximum ridge height of approximately 6m.

The combined footprint is below the current 1,500m² Class A limit. The Parish Council therefore does not object on the basis of the proposed floor area alone.

However, the Class A calculation takes account of other relevant buildings, structures, works, plant or machinery within the same agricultural unit which have been provided within the preceding two years and which fall within the relevant 90-metre radius.

The application material supplied to the Parish Council does not provide a sufficiently clear schedule of previous relevant development to enable this cumulative calculation to be checked.

The Council therefore requests that Horsham establishes:

what other relevant development has been undertaken on the agricultural unit during the applicable period;
the ground area of that development;
its distance from the proposed buildings; and
the resulting cumulative Class A calculation.
This is particularly important given the substantial combined footprint of the two proposed buildings.

3. Agricultural need for almost 800m² of new buildings has not been sufficiently demonstrated

The Planning Statement states that the buildings are required to support increased agricultural productivity, machinery storage and increased forage production.

The Parish Council does not dispute that agricultural buildings may be necessary to support a viable farm.

However, the application does not appear to quantify sufficiently the relationship between the claimed agricultural need and the proposed 789m² of new floorspace.

The applicant states that:

the holding comprises approximately 40 acres of agricultural grassland;
agricultural operations are to be expanded;

forage production is to increase; and
Building B will be used for hay and straw storage, including
purchased fodder where necessary.
The Parish Council considers that the applicant should provide
sufficient information to demonstrate why the proposed capacity is
reasonably necessary for the agricultural purposes of the holding.

In particular, the Council requests information concerning:

the existing agricultural activities and scale of production;
existing agricultural buildings and storage capacity;
current and anticipated hay/forage production;
the quantity of hay, straw and fodder proposed to be stored;
the machinery and equipment proposed to be housed within
Building A; and
why the existing agricultural buildings cannot accommodate the
identified requirements.

The Council considers that this information is particularly relevant
to determining whether the proposed development is genuinely
and reasonably necessary for agriculture rather than simply
advantageous or convenient to the holding.

4. The proposed siting has not been adequately demonstrated

The applicant's Planning Statement states that the buildings will
be grouped together to minimise visual impact.

However, the information supplied to the Parish Council does not
include a detailed block/site plan showing the relationship of the
proposed buildings to:

the existing Jinkes Farm buildings;
the surrounding field boundaries;
Muttons Lane;
neighbouring residential properties, including Wood's Cottage;
existing trees and hedgerows;
access arrangements; and
any proposed hardstanding or service areas.

This is a significant omission in a prior-notification application
because siting is one of the specific matters for which prior
approval is relevant.

The Parish Council considers that the applicant has not
adequately demonstrated why this particular location is required
for the proposed agricultural buildings, as opposed to a location
more closely related to the existing farm buildings.

The Council therefore requests that the applicant demonstrate the
agricultural and operational reasons for the proposed siting and
explain why alternative locations within the agricultural holding
have not been used.

5. Landscape and countryside impact

The proposal comprises two substantial agricultural buildings with a combined footprint of approximately 789m² and a ridge height of approximately 6m.

The Parish Council recognises that a 6m ridge height is not, in itself, excessive for an agricultural building. The concern is instead the combined scale, massing and location of the two buildings.

The location plan appears to indicate that the proposed development would introduce a substantial new built form into agricultural land rather than simply filling a gap within an established farmyard.

Horsham District Planning Framework Policy 25 seeks to protect, conserve and enhance the District's landscape character, landform and development pattern.

Policy 26, Countryside Protection, is particularly relevant. It requires countryside development to be essential to its countryside location, to be of a scale appropriate to its countryside character and location, and not to lead, individually or cumulatively, to a significant increase in activity in the countryside. It also requires consideration of the development pattern, fields, hedgerows, trees, waterbodies, landform, tranquillity and sensitivity to change.

Policy 32 requires high-quality design which integrates development with its surroundings and the historic landscape.

Policy 33 requires particular consideration of scale, massing and appearance and their relationship with the surrounding landscape, open spaces, routes, skyline and important views.

The Parish Council considers that the applicant has not provided sufficient information to demonstrate compliance with these principles.

In particular, the Council is concerned that two buildings of this combined scale could create a new and visually prominent agricultural complex rather than an unobtrusive extension of the existing farmstead.

The Council therefore requests that the Local Planning Authority carefully assesses the combined visual and landscape impact of both buildings, rather than considering them independently.

6. Absence of a detailed block plan prevents proper assessment of landscape and siting

The absence of a detailed block/site plan is particularly significant

in this case.

Without such a plan it is not possible to establish with confidence:

- the precise separation between the two buildings;
- their distance from existing buildings;
- their distance from Wood's Cottage;
- their relationship to Muttons Lane;
- the amount of land required for access and manoeuvring;
- the extent of associated hardstanding;
- whether existing hedgerows or trees would be affected; or
- the extent to which the proposed development would extend the existing built form into open countryside.

The Parish Council therefore considers that the current submission does not provide sufficient information to enable a properly informed assessment of siting and external appearance.

7. Highway and agricultural vehicle movements

Building A is intended to accommodate tractors, trailers, machinery, implements and other agricultural equipment.

The Parish Council therefore considers that the access arrangements require careful examination.

The Council requests that Horsham and the Highway Authority establish:

- the precise access route to the proposed buildings;
- whether the existing access is suitable for the anticipated agricultural vehicles;
- whether adequate visibility is available;
- whether sufficient space exists for tractors and trailers to enter, turn and leave the site safely;
- whether vehicles would need to reverse onto Muttons Lane; and
- whether the development requires additional hardstanding or alterations to the existing highway access.

The Parish Council's concern is not that agricultural vehicle movements are inherently unacceptable, but that the scale of the proposed machinery storage should be reflected in the assessment of the access arrangements.

8. Drainage and hardstanding

The Parish Council also requests clarification of the works associated with the buildings.

The submitted material available to the Council does not adequately identify the extent of proposed hardstanding, yard areas or surface-water drainage.

The Council therefore asks that the application demonstrates:

the extent of any new hardstanding;
how roof water will be managed;
how surface water from yards and access areas will be dealt with;
that runoff will not adversely affect Muttons Lane or neighbouring land; and
that the proposal will not increase local surface-water or flood risk.
This information is also relevant to the assessment of the overall landscape impact of the development.

9. Trees, hedgerows and biodiversity

The Parish Council considers that the effect of the proposal on existing hedgerows, trees, grassland and other habitats should be established.

This is particularly relevant where new access arrangements, hardstanding, drainage or construction works may affect existing landscape features.

The Council therefore requests confirmation that the proposal has been assessed for impacts on:

existing hedgerows;
trees;
protected species;
important habitats; and
the wider ecological network.

The Council also considers that any existing landscape features which contribute to the rural character of the site should be retained wherever practicable.

10. Planning Statement and nature of the application

The Parish Council notes that the submitted Planning Statement refers to the application as seeking "full planning permission", whereas the application is presented as a Part 6 prior-notification application.

The Council does not suggest that this discrepancy by itself invalidates the application.

However, it does reinforce the need for Horsham to ensure that the proposal is assessed against the correct statutory framework for Class A permitted development and prior approval, rather than simply against the policy considerations applicable to an ordinary full planning application.

11. National Planning Policy Framework

The Parish Council recognises that the current NPPF supports sustainable growth and development of agricultural and other rural

businesses.

The Council's objection is therefore not based on opposition to agricultural development or rural economic activity.

However, the NPPF also requires development in rural areas to be sensitive to its surroundings and requires good design to respond appropriately to local character and landscape setting.

The Council considers that these objectives are consistent with the requirements of HDPF Policies 25, 26, 32 and 33 and are particularly relevant to the siting and design of two buildings of the proposed combined scale.

12. Overall conclusion

Ashington Parish Council respectfully requests that prior approval is not granted on the basis of the information currently submitted.

The Council's principal concerns are:

The application does not provide sufficient information to establish compliance with all of the limitations of Part 6 Class A of the GPDO, particularly the requirement concerning development on separate parcels of less than one hectare.

The application does not provide sufficient information to establish the cumulative Class A calculation in respect of other relevant development on the agricultural unit.

The agricultural justification for almost 789m² of new agricultural floorspace has not been sufficiently quantified.

The absence of a detailed block/site plan prevents proper assessment of the siting of the buildings and their relationship to existing development, neighbouring properties, field boundaries, access and the surrounding landscape.

The combined scale and massing of the two buildings has the potential to cause harm to the rural character and landscape setting of the site and has not been adequately demonstrated to comply with HDPF Policies 25, 26, 32 and 33.

The access, agricultural vehicle movements, hardstanding and drainage arrangements require further clarification.

The impact on existing hedgerows, trees and biodiversity should be established before the application is determined.

The Parish Council therefore asks Horsham District Council to require the missing information and undertake a full assessment of the proposal against the requirements of Schedule 2, Part 6, Class A of the General Permitted Development Order before determining the prior-notification application.

If, following that assessment, the development is found not to satisfy the Class A limitations, the Parish Council considers that the proposal should not benefit from the claimed permitted-development right.

If the proposal is found to fall within Class A, the Parish Council nevertheless considers that the available information is presently insufficient to demonstrate that the siting and external appearance of the two buildings are acceptable, having regard in particular to the character of the surrounding countryside and the requirements of HDPF Policies 25, 26, 32 and 33.

For these reasons, Ashington Parish Council objects to the proposal as presently submitted and requests that prior approval be refused, or alternatively that the application is not determined until the matters identified above have been satisfactorily addressed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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