Supporting Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 6, Class A

Proposed agricultural barn

At

Nuthurst Farm, Nuthurst Street, Nuthurst
Horsham, West Sussex, RH13 6LH

on behalf of

Mr. T. Martin

June 2024

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1. Introduction

1.1. This is a prior notification application for the erection of an agricultural barn at Nuthurst Farm, Nuthurst Street, Nuthurst, Horsham, West Sussex, RH13 6LH.

1.2. This application should be read in conjunction with the supporting plans which indicate the location, appearance and dimensions of the proposed barn together with the supporting Agricultural Statement which provides the necessary justification for the agricultural building. The proposal will support the agricultural enterprise which is owner occupied by the applicant.

1.3. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). It seeks to confirm that the erection of the building complies with the relevant provisions within this Order, specifically in Schedule 2, Part 6, Class A.

2. Site Description and Proposals

2.1. The application site lies in a rural location within 1 mile of Nuthurst village and 5 miles of Horsham town; the nearest large settlement. The site lies along a lane just off Nuthurst Street, a minor road linking Horsham to Cowfold and Partridge Green.

2.2. As proposed, the new structure would be located at the south eastern end of the main farm complex. The location is accessible from the existing track taken from Nuthurst Street. The site lies outside of the Built up Area Boundary with eh farmhouse at the other end of the complex being Grade II listed. Te proposal is sympathetically scaled in comparison to other built form adjacent.

2.3. The application site lies adjacent to a range of large agricultural buildings with the main farmhouse a short distance to the north. In this way, the proposed barn would be located near to the existing built form for ease of operational requirements which also reduces its impact upon the surrounding countryside. The building has been sited beyond the electricity cables which run across this side of the farm and dictate the proposed siting to avoid these. The proposed building would not be visible from Nuthurst Street, which runs some way to the east and is lined by hedgerows and residential properties.

2.4. In appearance, the new barn would be rectangular in shape and reflect other steel frame agricultural buildings in the vicinity. In dimensions, it would measure 18.3m in length, 12.2m in width and 5.88m in height to the ridge with a shallow pitch (4.5m height to eaves). It would be built as a steel portal frame with concrete panels. The upper half of the building will be finished with vertical treated timber space board cladding with a grey fibre cement panelled roof. It would be open to the north western side to two bays for the storage of hay, straw and supplemental feed bags, with the third having roller shutters in order for secure storage of agricultural machinery. The machine store will accommodate trailers, hay turners, hay rake, dung spreader and a mower together with various other equipment in association with the enterprise which is currently stored in the open. The proposed siting is already occupied with

plastic wrapped bales, these can be seen on the aerial photograph of the site below.

2.5. Vehicular access is gained by a lane leading to the main built complex from Nuthurst Street. Access onto Nuthurst Road at this point involves visibility splays onto a straight section of the highway. As with other buildings on the farm, traffic is safely handled between to and from the surrounding fields shown in the plans accompanying this application, with no change to vehicular movements on and around the site likely to arise from this proposal.

2.6. An aerial photograph of the site and area is provided below:



Latest available aerial photograph indicating the location of the site together with the existing barns and the surrounding area – Wrapped bales can be seen in the approximate location of the proposed barn

2.6 This planning history associated with Nuthurst Farm provided below:

Application Number:	Description:	Decision:
DC/20/1379	Alteration of dairy roof with internal works and new openings, external landscaping including steps to the house (Householder Application)	Permitted
DC/20/1380	Alteration of dairy roof with internal works and new openings, external landscaping including steps to the house (Listed Building Consent)	Permitted
DC/19/1609	Prior notification for the erection of an agricultural barn.	Permitted – prior approval not required
DC/18/0550	Conversion of existing stable building into holiday let (Listed Building Consent)	Permitted
DC/18/0549	Conversion of existing stable building into holiday let (Full Planning)	Permitted
DC/16/2174	Agricultural building and ancillary hardstanding	Permitted
DC/14/1876	Erection of a general purpose agricultural and livestock building with ancillary hardstanding and associated access	Permitted
DC/05/0156	Erection of Overhead line pole (Land North West of Knights)	Permitted
DC/04/2545	Erection of overhead line pole (Land North West of Knights House)	Permitted
N/29/00	Prior notification to erect a 15 metre high telecommunication mast 2 antennas 2 microwave dishs and cabinet Site: Nuthurst Farm Nuthurst Street Nuthurst	Refused
N/47/00	Prior notification to erect 1 x 15 metre mast aerial and equipment cabin Site: Nuthurst Farmhouse Nuthurst Street Nuthurst	Permitted
N/2/75	Extension of existing store to form 2 storey office and mess Comment: Formerly bottings farm (From old Planning History)	Permitted

3. Assessment

3.1. The proposed development is assessed against the applicable criteria under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Class A allows for:
"A. 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".

3.2. The proposal concerns the erection of a building to provide means of storing hay/straw bales and agricultural machinery. The external area of the proposed building is calculated at 223.2m² as is shown on the attached plans. The holding's total area is calculated to be over 5 hectares as per the previous prior approval applications. Under Class A the development is permitted subject to the following criteria:

GPDO	**Assessment**
A.1 Development is not permitted by Class A if—	
(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;	The applicant's holding is based on the 135ha, this comprises of 54.7ha of land owned and 81ha that are rented.
(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	The site has been in continuous agricultural use for over 50 years with no development under Classes Q or S. The proposal will meet the emerging storage needs of the enterprise.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	It would not involve the erection, extension or alteration of a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The proposed building is designed for agricultural purposes with spaced boarding to provide ventilation.
(e) the ground area which would be covered by—	
(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or	N/a. The building would not house livestock.
(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,	The building is proposed under Class A and its total ground area would be 223.2m². The last prior approval was DC/19/1609 and was completed over 2 years ago.
calculated as described in paragraph D.1(2)(a) of this Part;	
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	As with previous applications the site is not within 3km of an aerodrome.
(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;	The building would be below 12m in height.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The building would not be within 25m of a classified road.
(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;	The proposed building would not be for the accommodation of livestock nor for the storage of slurry or sewage sludge within 400 metres of a protected building.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	N/a
(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—	N/a
(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or	-

(ii) is or would be within 400 metres of the curtilage of a protected building; or	-
(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.	N/a

Conditions (Class A)

3.3. **A.2**—(1) Development is permitted by Class A subject to the following conditions:

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

Not applicable.

(b) [minerals] …***Not applicable.***

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question. ***Any materials brought onto the site would be used as part of the construction.***

(2) Subject to sub-paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters

is permitted by Class A subject to the following conditions—(i)-(vi)…
Complies as demonstrated by application documents.

(3) The conditions in sub-paragraph (2) do not apply to 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.
Not applicable.

(4) Development consisting of the significant extension, or the significant alteration of a building may only be carried out once by virtue of Class A(a).
Not applicable.

(5) [Removal of the building if the use ceases within 10 years and planning permission is not granted]. ***Can comply.***

(6) [Appeal subject to (5)]. ***Not applicable.***

(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

Can comply.

4. Conclusion

4.1. This prior notification application concerns the erection of an agricultural barn on land at Nuthurst Farm, Nuthurst Street, Nuthurst, Horsham, West Sussex, RH13 6LH.

4.2. It has been demonstrated that the building would be erected within a farm holding of more than 5 hectares, complies with Class A and its supporting conditions/paragraphs and is reasonably required. The application should be read in conjunction with the supporting Agricultural Statement.

4.3. It is therefore considered that Prior Approval should either not be required or granted.

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