Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1506
New Barn Nursery, Broadford Bridge Road, West Chiltington, Pulborough, West Sussex, RH20 2LF

DESCRIPTION:
Prior notification for the erection of an agricultural farm/ forestry office and security centre.

RELEVANT PLANNING HISTORY:

DC/25/0033	Erection of 1no detached self-build rural workers dwelling, creation of new vehicular access and closing up of existing access.	Withdrawn Application on 18.05.2026
DC/21/0251	Prior notification for the change of use from an agricultural building to five dwellinghouses.	Prior Approval Required and REFUSED on 26.03.2021
DC/20/2129	Prior notification for the change of use from an agricultural building to 5No. dwellings (Class C3).	Prior Approval Required and REFUSED on 22.12.2020

SITE AND SURROUNDINGS:

The application site comprises an agricultural unit, located to the east of Broadford Bridge Road and approximately 300m west of Canon Copse. The site is accessed off Broadford Bridge Road with immediate surrounds a developed yard housing a number of structures. The wider surrounds consist of agricultural fields to the east.

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 the prior approval of the Council is required in respect of the siting, design and appearance of the proposed office.

The structure would be approximately 11.3m in length, 3.7m in depth with a height of 3.5m. According to the application form, the buildings externals will be moulded metal sheeting in green with a roof in grey felt. The development would be sited in relation to other built structures in the yard, approximately 30m north west of the larger barn.

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. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

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."

Paragraph D.1(2)(a) states that *"an area "calculated as described in paragraph D.1(2)(a) "comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".*

The proposed development would measure to a total floor area of 42m^2. A previous application under DC/21/1724 (Prior notification for the erection of an agricultural barn) was decided in 2021. Given the time elapsed, it is considered that the proposal would meet the criteria.

The submission sets out that the building is to be used for administrative purposes connected with the farm and to provide welfare facilities for a member of staff for securitisation purposes. Given that the existing buildings on site are agricultural / commercial in nature, a new smaller building connected with the farm for administrative purposes is considered acceptable.

However, the additional use of the building as accommodation for securitisation purposes is not considered to have met the necessary threshold to be recognised for the explicit purpose of being in relation to the agricultural holding. Though the purpose of securitisation may be connected to the agricultural holding, no evidence has been submitted which substantiates previous efforts of the applicant to secure the site through evidencing fencing installed, CCTV, alarm systems etc. Therefore, it is the opinion of the Council that the development does not meet the required threshold to be considered reasonably related to agriculture given that the development looks to install all facilities required for day to day living. It would therefore be recommended that an application is sought for an agricultural workers dwelling if the development is required for security workers on site.

On the basis of the information provided, it is considered that the proposed agricultural building is not 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 scale of the proposed represents a small addition to the site but would be clustered with existing built-form on the holding and would not appear isolated or detached. The siting is therefore considered acceptable. The design and external appearance is atypical to agricultural barn buildings but would be suitable for administrative purposes, taking into account the specific nature of the intended use. The materials are similarly considered acceptable.

Conclusion

The proposed structure is not considered to be reasonably necessary for the purposes of agricultural. For this reason, prior approval is required and refused.

Recommendation: Prior Approval Required and REFUSED

Plans list for: DC/26/1506
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		PN 0926/820/01	18.09.2026
Location plan		NONE	18.09.2026
Elevation & Floor plan			21.10.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 03/11/2026

Authorising Officer sign/initial RHERMITAGE Date: 03.11.2026