collins planning services limited

david d. collins

4 yeomans,
ringmer
east sussex BN8 5EL

tel/fax: 01273 813928
mob: 07767390427
dcplanningservices@gmail.com

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Prior Notification for the erection of a storage barn.
Twenty-five Acres, Leechpond Hill, Lower Beeding, West Sussex, RH13 6NR.

A previous Prior approval application for a barn on this site was refused on the 7th March 2025 (DC/25/0086).
The reason given was that the barn would be of significant scale and due to the sensitivity of the location, within an AONB and adjacent to a public footpath, the barn would have an adverse landscape impact.
My client was surprised by the decision because the size of the proposed barn was 462sq.mts. This compares with a barn erected in recent times at Leonardslee Gardens, a short distance away, which was 840sq.mts and the approval included other barns and further works (DC/20/119).
Notwithstanding this, my client urgently needs to erect a barn to enable the storage of hay in order it is kept dry. Following discussions with the Bethan Tinning this further application is being made with a smaller barn proposed.
This application proposes a barn of 14.9mts x 6.1mts giving an overall floor area of 272.5sq.mts. The ridge height has also been reduced form 6.2mts down to 5.4mts.
The site is 21 hectares.
The barn is required for the storage of hay which is produced on the land and sold during the year. Part of the barn will also be used for log storage and machinery. Pellet food will also be kept in the barn in order it remains dry.
My client has farmed the land since 2018 and been in use for agricultural purposes for more than 6 years.
In considering the last application the Council confirmed they did not hold any evidence to the contrary and that the site is in agricultural use, therefore the 'proposed storage barn would be reasonably necessary for the purposes of agriculture.'
The local authority also confirmed the design and external appearance of the barn 'is what would be expected for an agricultural building and taking into account the specific nature and the intended use. The materials, nature grey fibre cement sheets on the roof, are similarly considered acceptable.'
However, due to its size the local authority refused the application.
It is considered this much reduced size of the proposed barn would be acceptable in this location and Prior approval should be granted.

David Collins