Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0801
The Hay Barns Haybarn Rough, Blackgate Lane, Pulborough, West Sussex, RH20 1DF

DESCRIPTION:

Prior Approval for a hay barn for the storage of hay and straw.

RELEVANT PLANNING HISTORY:

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

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 6, Class A - agricultural development on units of 5 hectares or more

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Parish Council: No objection.

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. Class A of Part 6 Schedule 2 of the Town and Country (General Permitted Development) Order 2015 relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

The application site lies outside of any built-up area, within a countryside location to the northwest of the end of Blackgate Lane, Pulborough. The location of the proposed barn would be immediately west of, and adjacent to, an existing agricultural barn located around Scrase Farms agricultural yard, with associated agricultural buildings.

The agricultural unit (Scrase Farms) consists of 163 hectares with the land being used for established agricultural purposes primarily in the supply of hay and straw for the equine market. The details submitted state that the new proposed barn is for the storage of hay and straw. The proposed west and east elevations are to measure 30.48 metres (similar to an existing adjacent barn to the east). The north and south elevations to measure 18.28 metres. Dual pitched roof is to have a ridge height 8.1 metres. Materials for the walls are to be box profile sheet metal (blue colour) and for the roof to be Big 6 cement fibre (grey colour) similar to existing adjacent barns.

It is considered that on the basis of the available information that the development would be reasonably necessary for the purposes of agriculture. Further, the proposal would not conflict with any limitations set out in Part 6, A.1

The Council is required to consider whether its prior approval is required in respect of the siting, design and external appearance of the building.

The location of the proposed barn would be adjacent to a similar sized agricultural barn permitted under ref. DC/12/0986. In appearance, the proposed barn is rectangular in shape and is to reflect other steel frame agricultural buildings in the area, being external steel box profile sheet cladding to the walls and a pitch roof. In dimensions and materials, it would approximately match an adjacent agricultural building.

The building would be sited in close proximity to existing built form on the wider site with significant separation distance from the highway and established intervening vegetation providing additional screening.

The barn has a simple functional design reflecting a modern agricultural building and will be used for the storage of hay and straw associated with the farming enterprise. It would not be of an unexpected design or external appearance in this location, with the form and appearance appropriate to the intended use.

The siting, design, and appearance of the building is considered to reflect the rural context of the surroundings, with the building positioned in a location which would have an acceptable visual impact. It is noted that the building will not be sited near to the site boundary and it is not considered that the siting would have an adverse impact on any neighbouring residential privacy or amenity given the nature of the surrounding development, the distance to nearest neighbouring property (in excess of 450m to the east and northwest) and the mature intervening landscaping. On this basis, it is considered that prior approval is not required for the siting, design or external appearance of the building.

Recommendation: Prior Approval Required and Permitted

NOTE TO APPLICANT
The site lies within the Sussex North Water Supply Zone where Natural England has advised that water extraction cannot be concluded as having no adverse effect on the integrity of the Arun Valley Special Area Conservation (SAC), the Arun Valley Special protection Area (SPA) and the Arun Valley Ramsar Site.

It is a condition of Permitted Development (Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended) that development likely to have a significant effect on a European Site "must not be begun" until an application has been made to Natural England for its opinion as to whether the development is likely to have a relevant effect. For further information on this process see Regulations 75 to 77 of the Conservation of Habitats and Species Regulations 2017 (General Development Orders), and the following link: -

https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservation-of-habitats-and-species-regulations

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Plans list for: DC/25/0801
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	13.05.2025
Elevation & Floor plan	Proposed Elevations and Floor Plan	NONE	11.06.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 07.07.2025

Authorising Officer sign/initial Guy Everest Date: 07.07.2025