

Planning and Agricultural Statement

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

**The erection of a general purpose
agricultural building**

at

**Slaughterford Farm, Chapel Road, Barns Green,
West Sussex RH13 0PR**

on behalf of

Mr Harry Smith

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Planning & Development

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1. Introduction

- 1.1. This is a prior notification application for the erection of a general purpose agricultural building on land at Slaughterford Farm, Chapel Road, Barns Green, West Sussex RH13 0PR. More specifically the new building is required for storage of hay, straw and agricultural machinery.
- 1.2. 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 proposed agricultural building complies with the relevant provisions within this Order, specifically in Schedule 2, Part 6, Class A.

2. Agricultural Justification for the Proposals

- 2.1. Slaughterford Farm is approximately 37.4 hectares (93 acres) and also comprises of a fishing lake together with a camping and caravan site. There is also a café and shop on the farm and dog exercise area. In terms of the agricultural enterprise the farm keeps livestock and rears both cattle and sheep on the land.
- 2.2. The wet winter of 2024/2025 into the driest Spring on record (50-year records), meant that there was negligible grass growth for the valuable hay & silage making period.
- 2.3. The last hay harvest for the farm was 60% down on the previous year, with the knock-on effect of a hay shortage, meaning prices of buying hay in has increased by 100%.
- 2.4. This has affected the provision of hay for cattle and sheep winter feed and hay sales to other farms and equestrian units.
- 2.5. In the past the farm have had the opportunity to buy excess hay in, at reasonable prices, or take on additional ground for hay making, however the current barns have been full and there hasn't been the space.

- 2.6. The farm therefore proposes to build a new barn to store more fodder and hay, to make the farm business more resilient against adverse weather changes, which appear to be happening more often.
- 2.7. The current barns on the farm are as follows:
- 1 x livestock barn 8 bays – used for cattle and sheep
 - 1 x general ag barn 10 bays - 3 bays used as machinery workshops & 7 bays used for hay and straw storage and bulk feed store.
- 2.8. Currently the farm store plastic wrapped silage outside. The farm want to come away from single use plastics and can achieve this by making and buying more hay, stored dry in a barn.
- 2.9. They have also invested in additional machinery since the last barns were built which needs to be stored to ensure longevity. A list can be supplied to the Council on a confidential basis. In particular, a new tractor and straw chopper takes up one bay on its own.
- 2.10. The proposed building is approximately 60.96m in length, 14.88m in width, 6.71m in height to the eaves and 8.42m to the ridge.
- 2.11. The materials used (as shown the elevations) are as follows:
- Roof Cladding in Natural Grey P6R fibre cement
 - Grey PVC Gutters and Grey PVC downpipes
 - Side Cladding in standard 'juniper green' colour with Plastic Coated box profile with MetSEC side rail
 - Concrete Panels
 - Ground suitably prepared with stone
- 2.12. The farm has an existing requirement for approximately 684 bales of hessian size straw and hay. Going forward, to maintain resilience, the farm will need to store an additional 625 bales of hessian size hay and straw.
- 2.13. Bales are approximately 1.2m x 1.2m x 2.4m.

- 2.14. Each bay would be 5 bales high x 2.5 bales wide x 10 deep = 125 bales. 5 bays would be used for hay and straw (625 bales) and 5 bays used for machinery and hard feed/bulk feed.
- 2.15. In terms of drainage, it is proposed that rainwater runoff will first be harvested for livestock use. The surplus runoff will then drain to soakaways/established ditches.

3. Planning History

- 3.1. The planning history for the site is hyperlinked below.

- [Prior notification to erect 1 x 15 metre high telecommunications mast 2 microwave dishes and equipment cabin Site: Slaughterford Farm Barns Green](#)
Ref. No: I/45/01 | Status: Application Permitted
- [Change of use from agricultural land to camping & caravanning site Site: Slaughterford Farm Barns Green](#)
Ref. No: I/5/02 | Status: Application Permitted
- [Relocate existing barn, extend & convert barn to fishing shop associated parking & landscaping Site: Slaughterford Farm Barns Green](#)
Ref. No: I/6/02 | Status: Application Permitted
- [Construction of a fishing lake Site: Slaughterford Farm Barns Green](#)
Ref. No: I/7/02 | Status: Application Permitted
- [Construction of earth wall dam to form lake Site: Slaughterford Farm Chapel Rd Barns Green](#)
Ref. No: I/34/92 | Status: Application Refused
- [Construction of earth wall dam to form lake Site: Slaughterford Farm Barns Green](#)
Ref. No: I/5/93 | Status: Application Withdrawn
- [Construction of pond for commercial fishing Site: Slaughterford Farm Barns Green](#)
Ref. No: I/34/93 | Status: Application Permitted
- [Diversion of overhead line and transformer Site: Slaughterford Farm Barns Green](#)
Ref. No: I/18/94 | Status: Application Permitted
- [Alterations of previously approved conversion to one dwelling Site: Slaughterford Farm Barns Green](#)
Ref. No: I/29/96 | Status: Application Permitted
- [Conversion of redundant barn to residential Site: Slaughterford Farm Barns Green](#)
Ref. No: I/20/98 | Status: Application Withdrawn
- [Prior notification to construct an access and farm road](#)
Ref. No: I/3/98 | Status: Application Permitted
- [Stationing of 4 caravans and associated landscaping and engineering works Site: Slaughterford Farm Barns Green](#)

Ref. No: I/37/98 | Status: Application Withdrawn

- [Stationing of mobile home for warden for all year round occupation, variation of Condition 02 of planning permission I/5/02 to allow a maximum of 5 caravans to be stationed on the land for a maximum of 6 months between the months of April and September and variation of Condition 03 of planning permission I/5/02 to allow the total number of caravans to be 34](#)

Ref. No: DC/05/0060 | Status: Application Permitted

- [Continued use of as camping and caravanning site \(Certificate of Lawful Development - Existing\)](#)

Ref. No: DC/06/0177 | Status: Application Permitted

- [Construction of new fishing lake](#)

Ref. No: DC/07/0717 | Status: Application Permitted

- [Retention of log cabin for 12 months as Wardens accommodation](#)

Ref. No: DC/08/1785 | Status: Application Refused

- [Change of use of camping field to touring caravan site for 25 pitches and warden accommodation \(and proposed re-routing of public bridleway\)](#)

Ref. No: DC/08/1834 | Status: Application Refused

- [Installation of 3 holiday lodge cabins](#)

Ref. No: DC/08/1835 | Status: Application Refused

- [Erection of toilet block building and regularisation of extension to shop/cafe](#)

Ref. No: DC/08/1837 | Status: Application Permitted

- [Use of farm buildings for commercial use for more than 10 years; Unit 2 - B1 \(Business\) use, Unit 3 - B8 \(Storage and Distribution\) use and Units 4 and 5 - B2 \(General Industrial\) use and land for outside storage being a contractors yard and caravan storage \(Certificate of Lawful Development - Existing\)](#)

Ref. No: DC/09/0169 | Status: Application Permitted

- [Erection of agricultural building for livestock and machinery storage](#)

Ref. No: DC/15/2399 | Status: Application Permitted

- [Prior notification to erect a new farm building](#)

Ref. No: DC/15/2401 | Status: Prior Approval Not Required

- [The installation of a 20m high slimline monopole supporting 3 antennas and 2 dishes, 3 equipment cabinets, a meter cabinet and development ancillary thereto](#)

Ref. No: DC/16/2327 | Status: Application Permitted

- [Proposed erection of 20m high slimline monopole supporting 3 antennas and 2 dishes, 3 separate equipment cabinets, a meter cabinet and associated operational development](#)

Ref. No: DC/17/1221 | Status: Permit Prior Approval

- [Approval of details reserved by conditions 6 and 7 to approved application DC/15/2399](#)

Ref. No: DISC/18/0327 | Status: Application Permitted

- [Prior notification for the erection of a new agricultural barn.](#)

Ref. No: DC/21/1736 | Status: Prior Approval Not Required

- [Erection of an agricultural barn to accommodate livestock, including associated access and landscaping](#)

Ref. No: DC/21/1737 | Status: Application Permitted

- [Erection of an agricultural workers log cabin.](#)

Ref. No: DC/22/1977 | Status: Application Permitted

- [The replacement of 3no existing antennas with 3no. new antennas. The installation of 2no. microwave dishes and RRUs. The replacement of 1no. existing cabinet with 2no. new cabinets. Minor ancillary works](#)

Ref. No: DC/22/2201 | Status: No Objection to Notification

- [Change of use of agricultural land for the exercising of dogs, including the installation of perimeter fence and pathway and associated parking \(Retrospective\)](#)

Ref. No: DC/23/0242 | Status: Application Permitted

- [Approval of details reserved by condition 4, 5, 6, 7 and 9 to approved application DC/22/1977](#)

Ref. No: DISC/23/0232 | Status: Application Permitted

- [Approval of details reserved by condition 4 to approved application DC/23/0242](#)

Ref. No: DISC/24/0029 | Status: Application Permitted

- [Application for approval of details reserved by condition 2 to approved application DC/23/0242](#)

Ref. No: DISC/24/0171 | Status: Application Permitted

4. Assessment

- 4.1. The 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”.

- 4.2. The application concerns erection of a general purpose farm building of the dimensions stated at paragraph 2.10 above meaning a combined internal floor area of 900m² shown on the attached proposed site plan and elevations plans. The holding is over 5 hectares and the building is reasonably required for the

aforementioned reasons. Under Class A the development is permitted subject to the following:

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 proposed building would not be erected on a separate parcel of land forming part of the unit which is less than 1 hectare in area. The extent of the farm base has been confirmed in previous applications.
(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 many years with no development under Classes Q or S by reference to the planning history.
(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 to store machinery, plant and feed.
(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	The proposed building is not for housing livestock. No additional hard surfacing is proposed.
(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The building proposed under Class A would be 907.63m ² . There has been no other recent development under class A or via planning permission in the past 2 years.
(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;	The building would not be within 3km of an aerodrome.
(g) the height of any part of any building, structure or works not within 3 kilometres	The building is below 12m in height measuring 8.42 m.

of the perimeter of an aerodrome would exceed 12 metres;	
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	No part of the building would 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 storage of slurry or sewage sludge within 400 metres of a protected building. It will contain agricultural machinery and storage of hay and straw.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	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.	
(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.	The development would not be on land which is or is within the curtilage of a scheduled monument.

Conditions (Class A)

4.3. **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.

- 4.4 The development must be carried out in accordance with the approved details and within 5 years.

5. Conclusion

- 5.1. This prior notification application is for the erection of a general purpose agricultural building for agricultural storage of hay, straw and farm machinery at Slaughterford Farm, Chapel Road, Barns Green, West Sussex RH13 0PR under Class A, Part 6, Schedule 2 of the GPDO 2015 (as amended).
- 5.2. It has been demonstrated that the building would be erected within a farm unit of more than 5 hectares, comply with Class A and its supporting conditions/paragraphs and is reasonably required.
- 5.3. It is therefore considered that Prior Approval should be assessed as either not required or granted.



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