Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1713
Princes Barn, Adversane Lane, Billingshurst, RH14 9EH

DESCRIPTION:

Prior notification for erection of an agricultural building for the storage of equipment and machinery.

RELEVANT PLANNING HISTORY:

DC/26/1345	Prior notification for the erection of an agricultural shed for the storage of equipment and machinery.	Prior Approval Required and REFUSED on 14.10.2026
DC/26/1336	Erection of temporary single storey rural workers dwelling and agricultural building.	Application Refused on 02.11.2026

SITE AND SURROUNDINGS:

The planning statement details that the total area of the entire agricultural holding is 95 hectares, located on Adversane Lane, Billingshurst. The site of the proposed agricultural storage building is to the north-east of the site and sits against the boundary with Adversane Lane. There are no agricultural buildings on site currently.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 6 Class A of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (GPDO) for the erection of an agricultural shed for the storage of equipment and machinery.

The proposed building would be situated to the north-east of the site screened by existing trees along the boundary. The agricultural building will be 23m x 18m, with an eaves and ridge height of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the north elevation. The building will have steel frame and plastisol sheeting in juniper green colour to the walls, and plastisol sheet in dove grey colour for the roof.

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 (GPDO).

Permitted Development

Class A of Part 6 of 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 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."

The permitted development right is subject to a number of provisions and conditions. There is no apparent conflict with A.1 (a) through to (I).

The planning statement details that the proposed agricultural building would provide storage for machinery, trailers, agricultural equipment, veterinary supplies, fuel and feed. The building will provide a secure location for expensive agricultural equipment that currently has limited protection.

The planning statement states that the application site relates to an established agricultural holding extending to approximately 95 hectares. The holding supports an expanding enterprise comprising approximately 140 farmed fallow deer, together with associated grazing, livestock management and agricultural operations. The statement also states that historically the site accommodated agricultural buildings with the former agricultural use. There is, however, no recent planning history to demonstrate that this is the case, and aerial imagery does not show any agricultural use on the site.

However, the further information provided with the previous application (DC/26/1345) confirmed that the applicant rents and manages approximately 67.02 (27.11 hectares) of agricultural land adjoining the application site. The deer are kept and grazed on the land as part of the applicant's agricultural enterprise. The agricultural use of the holding comprises deer grazing and husbandry, pasture management, maintenance of drainage ditches, fencing and gates, and the storage and use of the machinery, feed and equipment required for these purposes. The proposed building will support these activities; it is not primarily to house the deer. Reading Agricultural Consultants commented on the previous application at the site (DC/26/1345) stating that the building is appropriately design for agricultural storage and its proposed use. It is considered that there is sufficient information to justify that the proposed barn would be reasonably necessary for the purposes of agriculture.

Siting, Design and External 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 agricultural building will be accessed via the existing metalled gate entrance. The building would be situated to the north-east of the site and screened by existing trees along the boundary. The agricultural building will be 23m x 18m, with an eaves and ridge heights of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the north elevation. The building will have steel frame and plastisol sheeting in juniper green colour to the walls, and plastisol sheet in dove grey colour for the roof.

The appearance is typical of rural agricultural buildings and will not appear out of keeping with the character of the surrounding landscape. It is considered based on the information provided, that the proposed agricultural building would be of a suitable siting, design and external appearance.

Conclusion

The proposed structure is considered to be reasonably necessary for the purpose of agriculture. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT
The Applicant is advised that the decision hereby given relates solely to the agricultural building and makes no determination on the Proposed Dwelling as shown on the plans.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1713
(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
Block plan	Proposed Site/Block Plan	26/66/2B	04.11.2026
Location plan	Location Plan	26/66/3A Rev A	27.10.2026
Elevation plan	Proposed North and South	NONE	27.10.2026
Floor plan	Proposed	NONE	27.10.2026
Elevation plan	Proposed West and East	NONE	27.10.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.11.2026

Authorising Officer sign/initial Tamara Dale Date: 20.11.2026